

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Kirkland / 74

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 698

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$271,600	\$216,100	\$487,700	\$543,300	89.8%	13.64%
2005 Value	\$298,200	\$234,800	\$533,000	\$543,300	98.1%	13.49%
Change	+\$26,600	+\$18,700	+\$45,300		+8.3%	-0.15%
% Change	+9.8%	+8.7%	+9.3%		+9.2%	-1.10%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.15% and -1.10% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$276,900	\$185,200	\$462,100
2005 Value	\$304,100	\$204,000	\$508,100
Percent Change	+9.8%	+10.2%	+10.0%

Number of one to three unit residences in the Population: 4749

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, building grade 9 or 10 homes had higher average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties downward thus improving equalization.

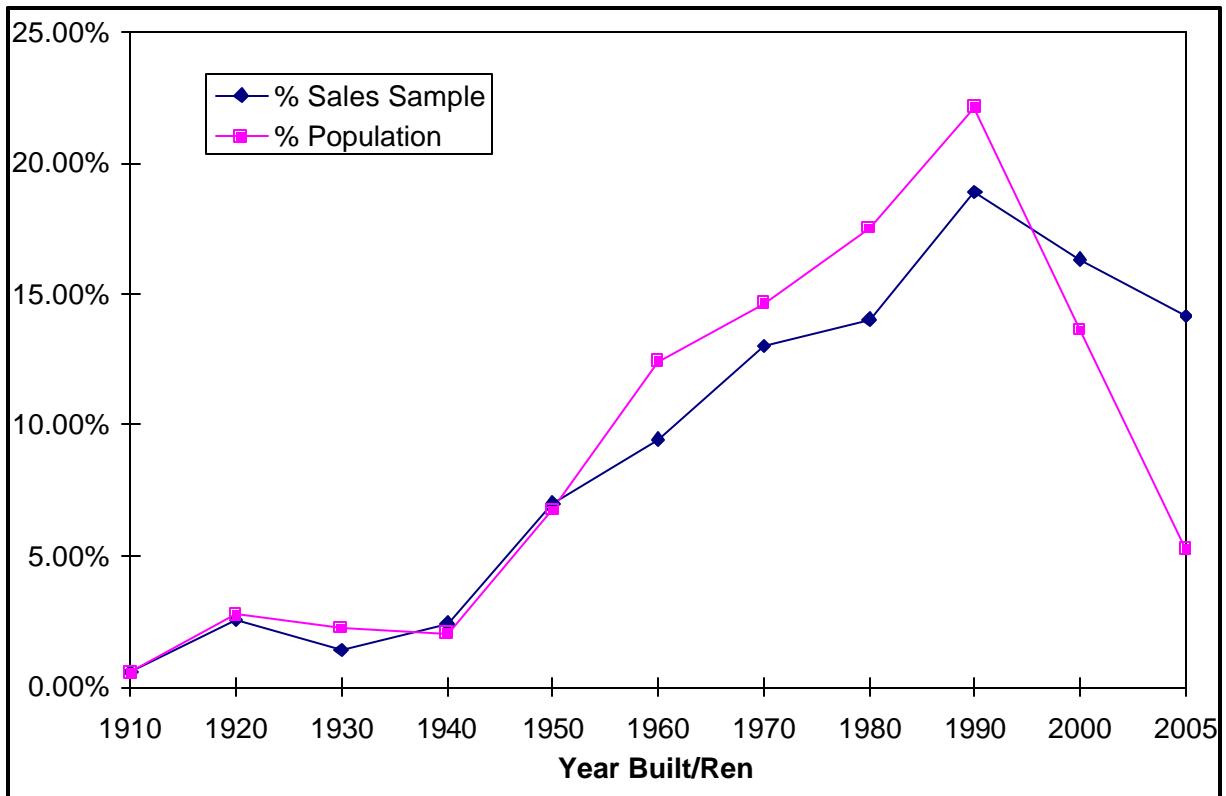
Older homes have been selling at a premium in the Kirkland area, they have lower average ratios. These properties will not receive an upward adjustment, the analysis showed this stratum really represents a land issue and it will be addressed during the Physical inspection scheduled for 2007/2008.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	4	0.57%
1920	18	2.58%
1930	10	1.43%
1940	17	2.44%
1950	49	7.02%
1960	66	9.46%
1970	91	13.04%
1980	98	14.04%
1990	132	18.91%
2000	114	16.33%
2005	99	14.18%
	698	

Population		
Year Built/Ren	Frequency	% Population
1910	26	0.55%
1920	131	2.76%
1930	106	2.23%
1940	97	2.04%
1950	321	6.76%
1960	591	12.44%
1970	696	14.66%
1980	833	17.54%
1990	1051	22.13%
2000	647	13.62%
2005	250	5.26%
	4749	

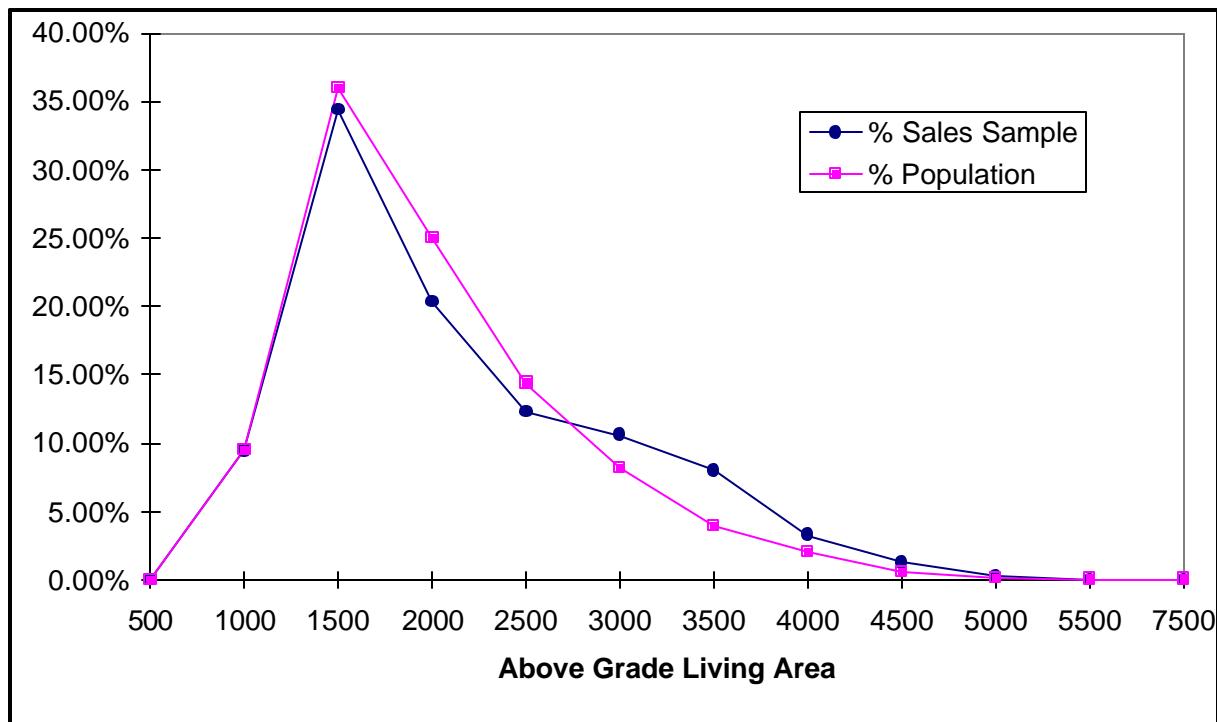


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	66	9.46%
1500	240	34.38%
2000	142	20.34%
2500	86	12.32%
3000	74	10.60%
3500	56	8.02%
4000	23	3.30%
4500	9	1.29%
5000	2	0.29%
5500	0	0.00%
7500	0	0.00%
	698	

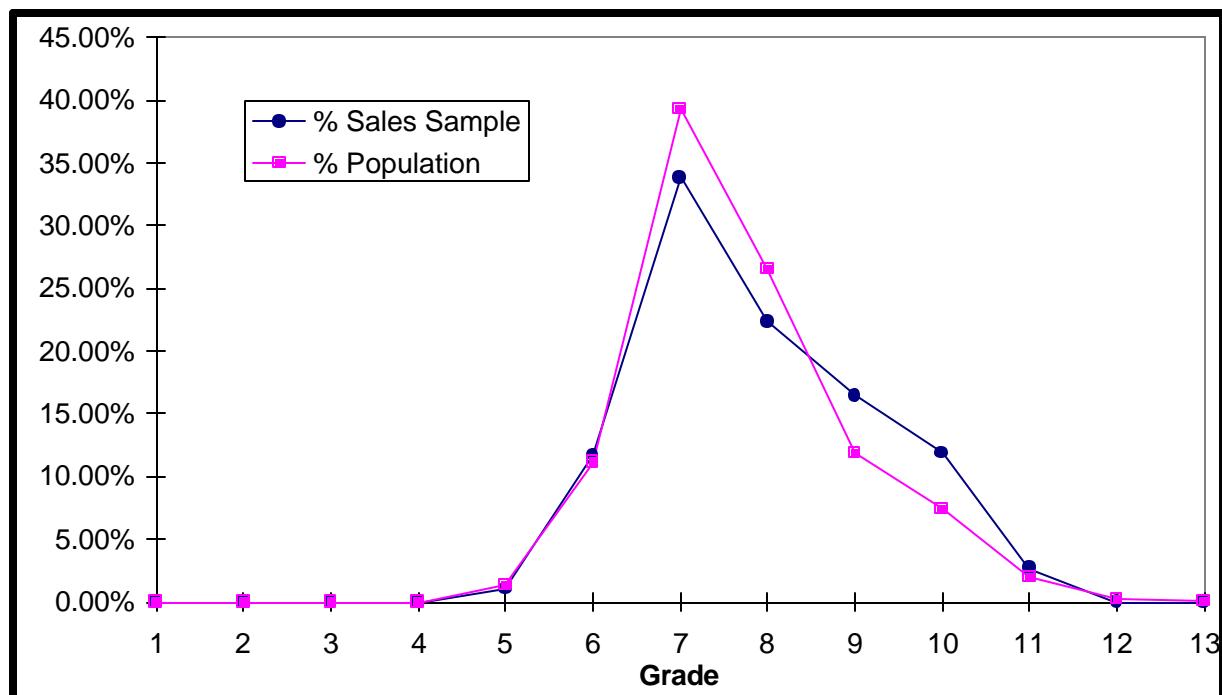
Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	452	9.52%
1500	1708	35.97%
2000	1188	25.02%
2500	684	14.40%
3000	391	8.23%
3500	187	3.94%
4000	97	2.04%
4500	28	0.59%
5000	7	0.15%
5500	4	0.08%
7500	3	0.06%
	4749	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

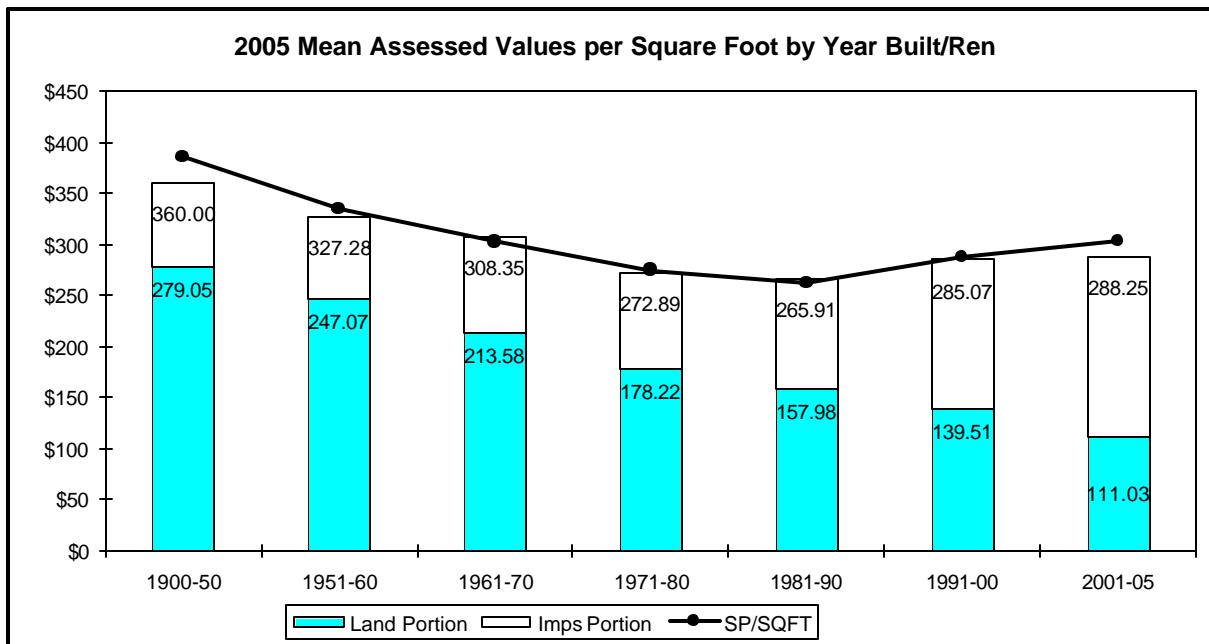
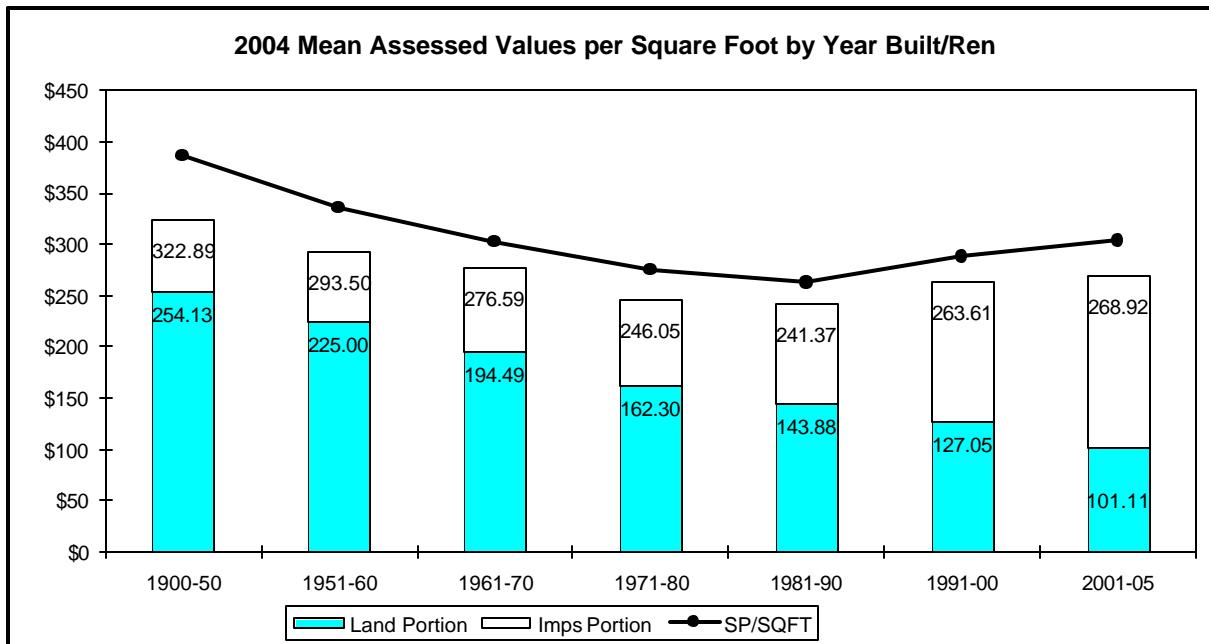
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	7	1.00%	5	65	1.37%
6	82	11.75%	6	530	11.16%
7	236	33.81%	7	1865	39.27%
8	156	22.35%	8	1263	26.60%
9	115	16.48%	9	563	11.86%
10	83	11.89%	10	353	7.43%
11	19	2.72%	11	95	2.00%
12	0	0.00%	12	12	0.25%
13	0	0.00%	13	3	0.06%
	698			4749	



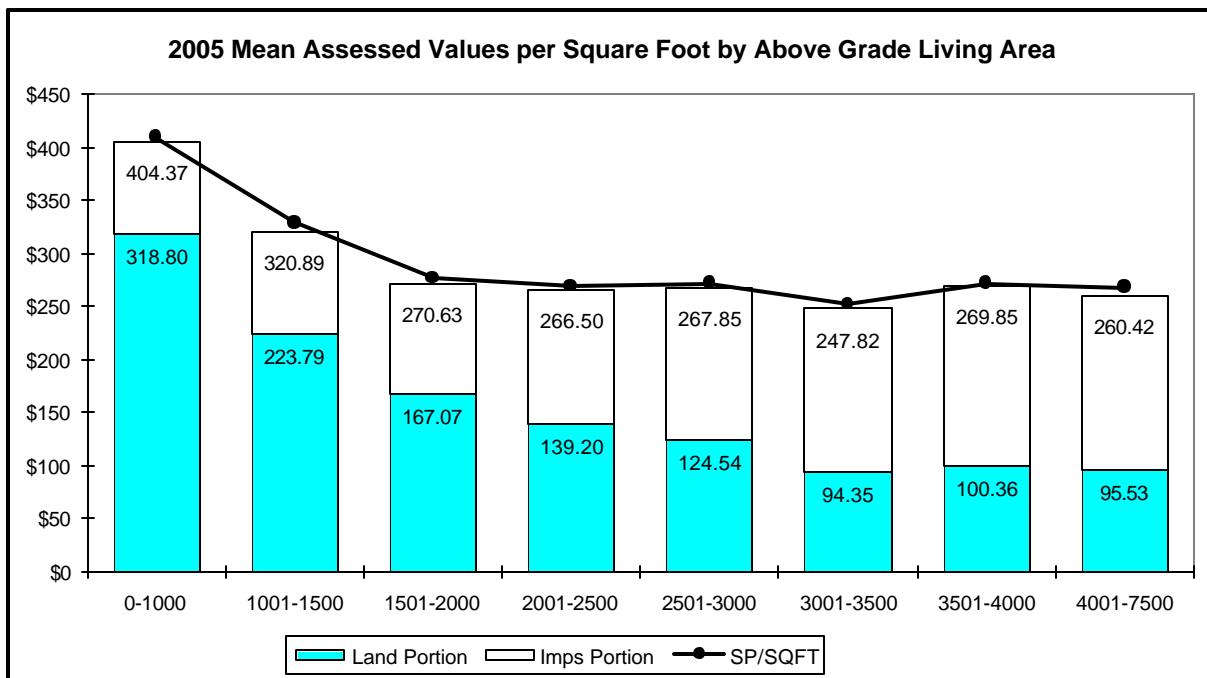
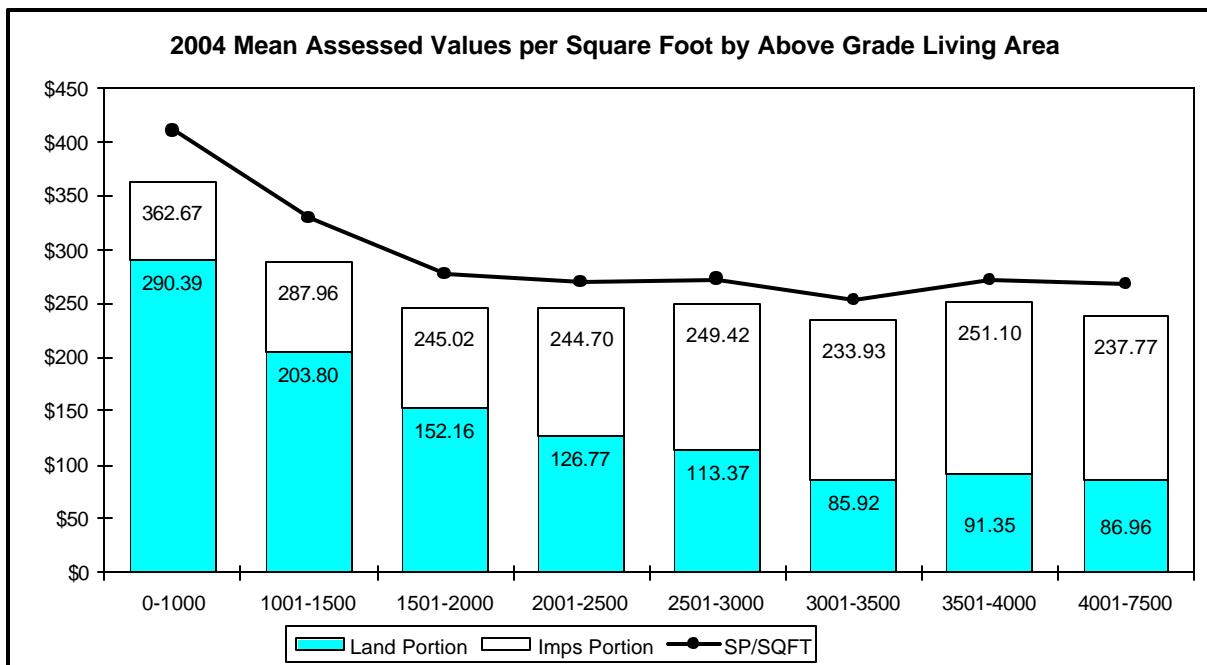
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



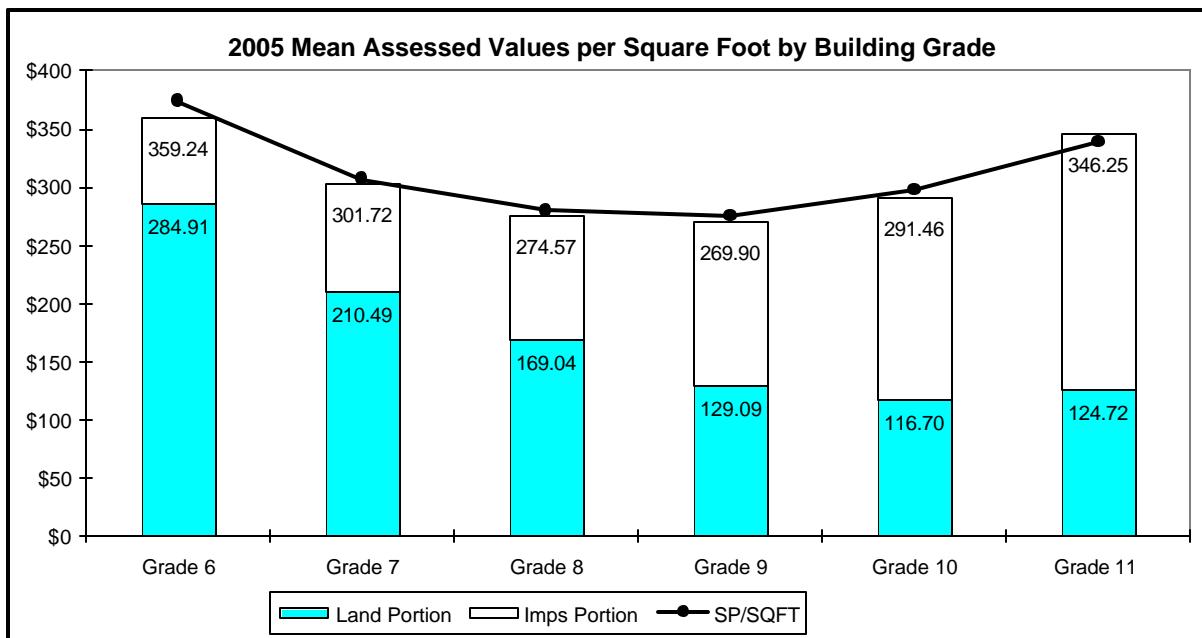
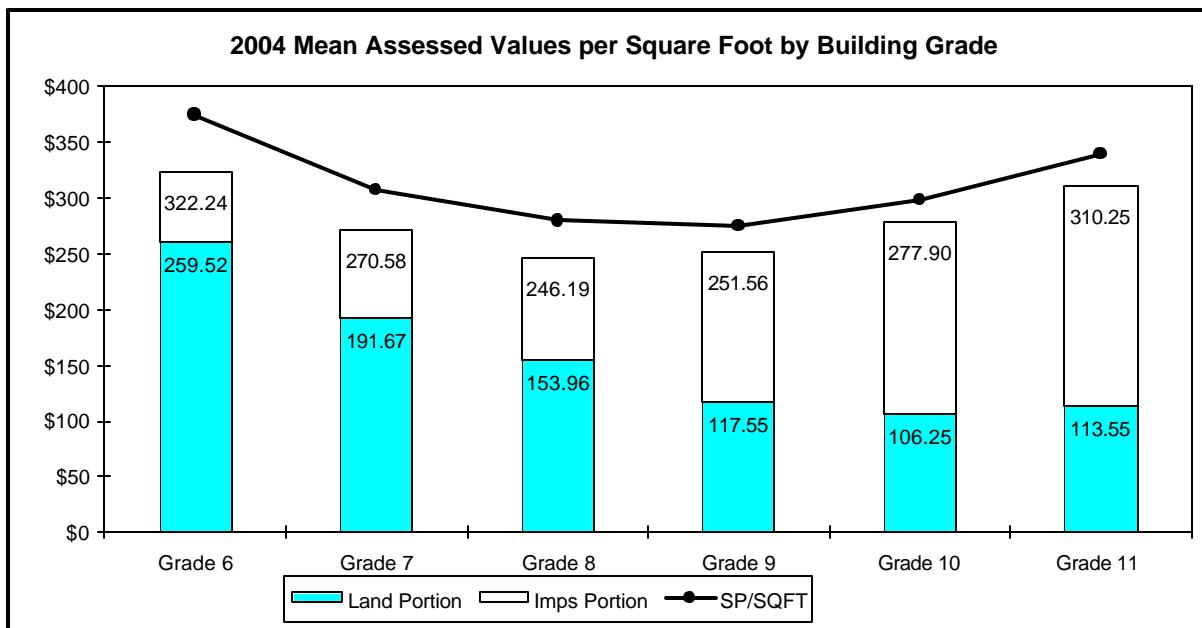
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the **29** usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **10%** increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$\text{2005 Land Value} = \text{2004 Land Value} \times \text{1.10}, \text{with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **698** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, building grade 9 or 10 homes had higher average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties downward thus improving equalization.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / 0.8957008 + (0.05723203 \text{ If Grade 10}) + (0.03564968 \text{ If Grade 9})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the model is applied to the principle building (2005 Total Value minus 2005 Land Value)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, New Total Value. (2005 Land Value + Previous Improvement Value * 1.00)
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, the New Total Value will be applied (2005 Total Value minus 2005 Land Value), except for those properties with current assessed values of \$500,000 and higher, the New Total value would be (2004 total value x 1.00).

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using The New Total Value. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.00, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 74 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

11.64%

Grade 10	Yes
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% Adjustment	-6.71%
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Grade 9	Yes
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% Adjustment	-4.27%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

The analysis showed grade 9 and 10 improvements assessment levels were higher. This model corrects for these strata differences. For instance, a grade 10 improvement would approximately receive a 4.93% upward adjustment (11.64% - 6.71%).

Older homes have been selling at a premium in the Kirkland area, they have lower average ratios. These properties will not receive an upward adjustment, the analysis showed this stratum really represents a land issue and it will be addressed during the Physical inspection scheduled for 2007/2008.

81% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 74 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=6	89	0.858	0.957	11.5%	0.923	0.990
7	236	0.881	0.982	11.5%	0.964	1.000
8	156	0.881	0.982	11.5%	0.962	1.003
9	115	0.918	0.985	7.3%	0.963	1.007
10	83	0.933	0.979	4.9%	0.954	1.003
11	19	0.900	1.004	11.6%	0.925	1.083
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1940	49	0.789	0.880	11.5%	0.835	0.925
1941-1950	49	0.875	0.975	11.5%	0.930	1.021
1951-1960	66	0.879	0.980	11.5%	0.945	1.015
1961-1970	91	0.912	1.016	11.4%	0.989	1.043
1971-1980	98	0.898	0.993	10.6%	0.969	1.018
1981-1990	132	0.925	1.015	9.7%	0.993	1.037
1991-2000	114	0.922	0.994	7.8%	0.972	1.016
>2000	99	0.891	0.954	7.1%	0.930	0.978
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	3	0.743	0.828	11.4%	0.139	1.516
Average	442	0.902	0.980	8.6%	0.968	0.991
Good	215	0.886	0.983	10.9%	0.964	1.002
Very Good	38	0.900	1.000	11.1%	0.941	1.058
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	364	0.887	0.983	10.8%	0.968	0.997
1.5	37	0.860	0.955	11.1%	0.903	1.007
>=2	297	0.910	0.982	7.9%	0.968	0.996

Area 74 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<1001	66	0.886	0.988	11.5%	0.951	1.024
1001-1500	240	0.875	0.975	11.4%	0.957	0.993
1501-2000	142	0.886	0.978	10.4%	0.956	1.000
2001-2500	86	0.907	0.987	8.9%	0.959	1.016
2501-3000	74	0.917	0.984	7.3%	0.953	1.015
>3000	90	0.919	0.982	6.9%	0.957	1.007
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	528	0.896	0.980	9.4%	0.969	0.992
Y	170	0.900	0.982	9.2%	0.962	1.003
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	698	0.898	0.981	9.3%	0.971	0.991
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2	159	0.907	0.988	8.9%	0.966	1.009
8	539	0.894	0.979	9.4%	0.967	0.990
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<5000	44	0.907	0.993	9.5%	0.956	1.030
05001-08000	243	0.880	0.962	9.2%	0.945	0.979
08001-12000	330	0.915	1.000	9.2%	0.985	1.014
12001-16000	59	0.875	0.959	9.7%	0.926	0.992
16001-20000	8	0.923	1.010	9.4%	0.822	1.198
20001-30000	9	0.849	0.933	9.9%	0.845	1.021
>30000	5	0.857	0.945	10.2%	0.734	1.157
Grade 10	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	615	0.889	0.981	10.4%	0.971	0.992
Y	83	0.933	0.979	4.9%	0.954	1.003

Area 74 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

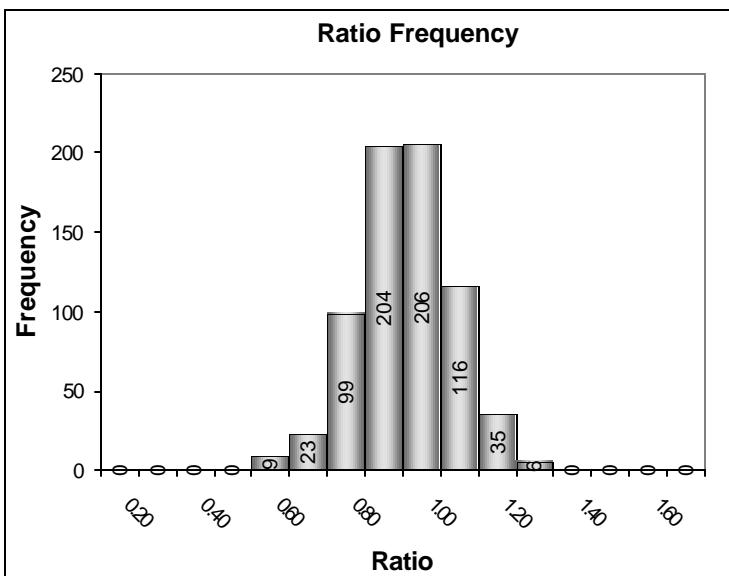
It is difficult to draw valid conclusions when the sales count is low.

Grade 9	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	593	0.893	0.981	9.8%	0.970	0.992
Y	105	0.915	0.982	7.3%	0.958	1.005

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NE/Team 1	Lien Date: 01/01/2004	Date of Report: 2/16/2005	Sales Dates: 1/2003 - 12/2004
Area 74-2-8	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	698		
Mean Assessed Value	487,700		
Mean Sales Price	543,300		
Standard Deviation AV	221,215		
Standard Deviation SP	251,761		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.908		
Median Ratio	0.909		
Weighted Mean Ratio	0.898		
UNIFORMITY			
Lowest ratio	0.550		
Highest ratio:	1.220		
Coefficient of Dispersion	10.94%		
Standard Deviation	0.124		
Coefficient of Variation	13.64%		
Price Related Differential (PRD)	1.012		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.894		
<i>Upper limit</i>	0.923		
95% Confidence: Mean			
<i>Lower limit</i>	0.899		
<i>Upper limit</i>	0.918		
SAMPLE SIZE EVALUATION			
N (population size)	4749		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.124		
Recommended minimum:	25		
Actual sample size:	698		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	348		
# ratios above mean:	350		
<i>Z:</i>	0.076		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



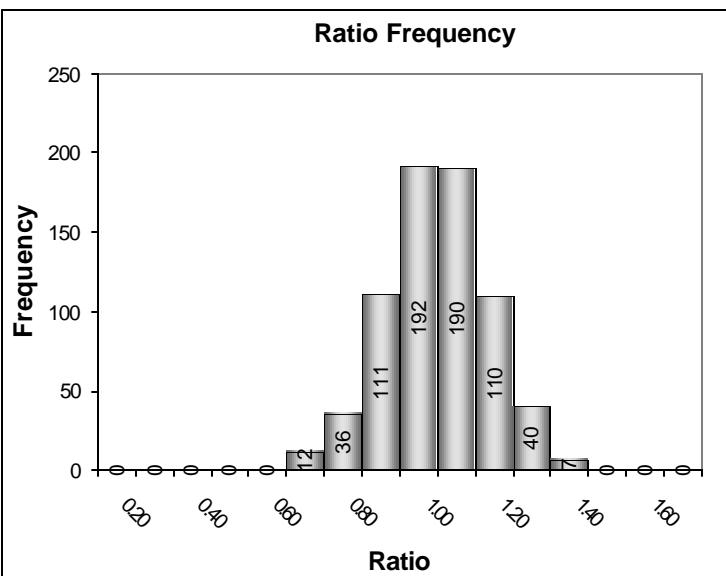
COMMENTS:

1 to 3 Unit Residences throughout area 74

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NE/Team 1	Lien Date: 01/01/2005	Date of Report: 2/16/2005	Sales Dates: 1/2003 - 12/2004
Area 74-2-8	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 698			
Mean Assessed Value	533,000		
Mean Sales Price	543,300		
Standard Deviation AV	233,372		
Standard Deviation SP	251,761		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.000		
Weighted Mean Ratio	0.981		
UNIFORMITY			
Lowest ratio	0.612		
Highest ratio:	1.362		
Coefficient of Dispersion	10.75%		
Standard Deviation	0.135		
Coefficient of Variation	13.49%		
Price Related Differential (PRD)	1.018		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.985		
<i>Upper limit</i>	1.013		
95% Confidence: Mean			
<i>Lower limit</i>	0.989		
<i>Upper limit</i>	1.009		
SAMPLE SIZE EVALUATION			
N (population size)	4749		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.135		
Recommended minimum:	29		
Actual sample size:	698		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	348		
# ratios above mean:	350		
<i>Z:</i>	0.076		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 74

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	954420	0451	8/18/04	\$330,000	720	0	5	1953	4	8636	N	N	10853 NE 47TH ST
002	415180	0115	7/14/03	\$250,000	720	0	6	1942	4	4421	N	N	10232 NE 68TH PL
002	415180	0305	12/20/04	\$315,000	720	0	6	1942	4	7004	N	N	6535 NE 102ND PL
002	415180	0130	8/29/03	\$325,000	860	0	6	1942	4	4915	Y	N	10218 NE 68TH PL
002	415180	0225	7/28/03	\$299,990	880	0	6	1942	4	6385	N	N	6578 102ND AV NE
002	415180	0475	9/27/04	\$575,000	910	0	6	1942	4	5938	N	N	6520 103RD AV NE
002	954420	0362	10/13/04	\$397,000	940	0	6	1953	5	8255	N	N	10845 NE 47TH ST
002	415180	0420	6/24/04	\$449,000	980	0	6	1942	4	6002	N	N	10236 NE 65TH ST
002	415180	0125	12/10/03	\$347,000	1010	0	6	1942	4	4570	N	N	10224 NE 68TH PL
002	721590	0020	10/18/04	\$385,000	1080	0	6	1941	4	9486	N	N	6303 105TH AV NE
002	415180	0520	6/24/04	\$450,000	1160	0	6	1942	4	6790	Y	N	6702 NE 68TH ST
002	415180	0520	1/28/04	\$420,000	1160	0	6	1942	4	6790	Y	N	6702 NE 68TH ST
002	415180	0440	5/18/04	\$350,000	1260	0	6	1942	4	5977	N	N	10212 NE 65TH ST
002	415180	0575	8/7/03	\$313,000	1420	0	6	1942	4	6209	N	N	6712 104TH AV NE
002	415180	0510	7/13/04	\$552,000	1440	0	6	1996	3	7693	Y	N	6716 103RD AV NE
002	415180	0145	10/21/04	\$450,000	1680	0	6	1942	4	6350	Y	N	6577 102ND AV NE
002	415180	0150	9/4/03	\$335,000	1910	0	6	1942	5	7640	Y	N	6571 102ND AV NE
002	264950	0190	12/1/03	\$459,000	930	880	7	1954	4	5250	Y	N	10216 NE 64TH ST
002	410141	0140	5/21/04	\$370,000	980	0	7	1975	3	7200	N	N	10612 NE 57TH ST
002	304170	0090	3/26/04	\$349,950	1050	0	7	1959	5	11337	Y	N	5836 114TH AV NE
002	172505	9281	7/9/04	\$389,000	1080	480	7	1977	3	10356	N	N	11221 NE 53RD ST
002	172505	9283	10/18/04	\$350,000	1080	480	7	1977	3	10356	N	N	11223 NE 53RD ST
002	936670	0065	8/11/04	\$445,000	1190	570	7	1969	4	7500	N	N	6032 111TH PL NE
002	206240	0020	12/3/04	\$365,000	1230	700	7	1977	4	11250	N	N	5005 114TH AV NE
002	172505	9231	6/4/04	\$485,000	1290	1150	7	1974	4	12757	Y	N	5901 114TH AV NE
002	410050	0025	6/14/04	\$441,500	1300	0	7	1955	3	8209	Y	N	6401 106TH AV NE
002	172505	9209	8/10/04	\$406,100	1340	860	7	1967	3	11250	N	N	11219 NE 53RD ST
002	264950	0240	12/14/04	\$770,000	1370	1370	7	1954	4	10500	Y	N	6400 103RD AV NE
002	410450	0190	8/28/03	\$565,000	1370	920	7	1995	3	11538	Y	N	4502 LAKE WASHINGTON BL NE
002	246540	0181	9/1/04	\$455,000	1380	650	7	1956	2	6955	N	N	5808 LAKEVIEW DR NE

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	941390	0120	5/28/03	\$336,000	1380	0	7	1958	4	8000	N	N	4735 108TH AV NE
002	954420	0260	9/28/04	\$890,000	1400	720	7	1955	4	37500	N	N	4705 112TH AV NE
002	206240	0040	7/24/03	\$463,000	1420	0	7	1958	4	12379	N	N	11307 NE 50TH PL
002	246540	0205	11/16/04	\$685,000	1440	0	7	1988	3	8000	Y	N	10201 NE 58TH ST
002	941360	0380	6/10/04	\$652,500	1450	740	7	1962	4	9400	N	N	10814 NE 48TH ST
002	941360	0610	10/9/03	\$445,000	1460	1460	7	2004	3	8560	N	N	4705 110TH AV NE
002	415180	0161	9/4/03	\$450,000	1510	0	7	1983	3	5139	Y	N	6541 102ND AV NE
002	773200	0030	4/12/04	\$524,000	1530	600	7	1975	4	8555	Y	N	6298 105TH AV NE
002	410450	0145	12/12/03	\$575,000	1560	810	7	1960	4	19668	Y	N	4618 LAKE WASHINGTON BL NE
002	941390	0020	4/22/04	\$490,000	1610	0	7	1961	4	8912	N	N	10632 NE 47TH PL
002	941390	0040	11/5/04	\$471,000	1630	0	7	1959	4	7500	N	N	10602 NE 47TH PL
002	941360	0590	6/6/03	\$490,000	1660	0	7	1967	4	10648	N	N	4706 109TH PL NE
002	172505	9185	2/19/03	\$465,000	1880	0	7	1995	3	14195	N	N	5043 114TH AV NE
002	936670	0085	12/15/03	\$450,000	1880	0	7	1976	4	10000	N	N	6020 111TH PL NE
002	941360	0580	5/5/03	\$370,000	1900	0	7	1966	4	8500	N	N	4701 109TH PL NE
002	123400	0711	11/14/03	\$817,500	2670	890	7	1989	4	8832	Y	N	10325 NE 55TH ST
002	410101	0100	7/29/03	\$560,000	1100	300	8	1975	4	9950	Y	N	6213 105TH AV NE
002	410141	0180	7/9/04	\$437,364	1140	820	8	1975	3	8000	N	N	10604 NE 57TH ST
002	755521	0180	4/24/03	\$439,000	1300	750	8	1976	4	7941	N	N	4231 105TH AV NE
002	264950	0257	12/22/03	\$625,000	1340	550	8	1997	3	12000	Y	N	10301 NE 64TH ST
002	941360	0692	6/7/04	\$482,500	1360	570	8	1967	4	6375	N	N	4731 109TH AV NE
002	941400	0100	5/27/03	\$473,500	1380	1180	8	1968	4	8900	Y	N	10521 NE 48TH PL
002	120150	0050	11/18/04	\$581,000	1390	1240	8	1973	4	9284	Y	N	6203 113TH AV NE
002	082505	9260	5/18/04	\$462,500	1400	780	8	1978	3	12196	Y	N	6518 114TH AV NE
002	082505	9260	2/19/04	\$347,000	1400	780	8	1978	3	12196	Y	N	6518 114TH AV NE
002	330076	0080	9/22/03	\$375,000	1420	0	8	1984	3	7200	N	N	10925 NE 66TH PL
002	254050	0020	3/10/03	\$410,000	1440	430	8	1976	4	8470	N	N	10510 NE 58TH ST
002	755521	0120	7/15/03	\$698,000	1450	750	8	1976	4	10488	Y	N	10502 NE 44TH ST
002	268070	0170	3/7/03	\$374,900	1470	970	8	1976	3	8846	N	N	11237 NE 58TH PL
002	755520	0140	9/24/04	\$435,000	1470	0	8	1977	3	9762	N	N	4217 105TH PL NE
002	330076	0020	12/30/03	\$395,000	1530	0	8	1984	3	6773	N	N	10918 NE 66TH PL

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	254050	0160	7/17/03	\$476,000	1560	680	8	1977	4	7839	N	N	5906 105TH AV NE
002	410101	0200	6/10/03	\$472,000	1560	1390	8	1977	3	8532	N	N	6026 104TH AV NE
002	667890	0110	11/11/03	\$342,000	1560	260	8	1974	3	9670	Y	N	11313 NE 61ST PL
002	666580	0260	4/17/03	\$593,000	1570	1060	8	1966	5	11390	Y	N	6500 113TH AV NE
002	268070	0190	6/4/04	\$427,000	1590	400	8	1976	4	8728	N	N	11224 NE 58TH PL
002	254050	0130	4/16/03	\$345,000	1600	680	8	1977	5	8240	N	N	5901 105TH AV NE
002	410100	0010	9/10/03	\$460,000	1610	670	8	1975	4	8510	N	N	6215 106TH AV NE
002	268070	0210	9/1/04	\$385,000	1620	0	8	1977	4	8522	N	N	5822 112TH PL NE
002	666580	0130	6/7/04	\$460,000	1640	540	8	1964	4	10988	Y	N	6511 114TH AV NE
002	755522	0050	6/6/03	\$443,000	1660	710	8	1976	4	8541	N	N	4422 109TH PL NE
002	330076	0350	4/7/04	\$530,000	1670	1100	8	1986	3	7250	Y	N	6215 111TH AV NE
002	755521	0110	11/17/03	\$662,000	1690	810	8	1974	4	8762	Y	N	10504 NE 44TH ST
002	410140	0010	1/30/04	\$520,000	1740	650	8	1974	4	11145	N	N	10608 NE 60TH ST
002	755520	0260	3/28/03	\$389,000	1760	940	8	1973	3	9265	N	N	4216 107TH PL NE
002	755521	0040	9/10/04	\$490,000	1780	0	8	1974	4	7834	N	N	10640 NE 44TH ST
002	755521	0040	8/13/03	\$440,000	1780	0	8	1974	4	7834	N	N	10640 NE 44TH ST
002	410101	0270	8/9/04	\$510,000	1820	0	8	1977	4	11025	Y	N	6215 104TH AV NE
002	941360	0190	3/22/03	\$558,000	1860	790	8	1968	4	12658	N	N	4706 110TH AV NE
002	936720	0120	4/13/04	\$443,000	1910	0	8	1971	4	10791	N	N	6007 111TH PL NE
002	082505	9282	3/10/04	\$350,000	1960	0	8	1990	3	8526	N	N	11131 NE 67TH ST
002	330076	0300	7/13/04	\$475,000	1970	0	8	1985	3	7200	N	N	11015 NE 64TH ST
002	954420	0440	11/3/03	\$528,000	1990	0	8	1979	4	20780	N	N	4533 110TH AV NE
002	410101	0090	8/21/03	\$579,950	2030	0	8	1977	4	8065	Y	N	6220 105TH AV NE
002	246540	0260	12/12/03	\$950,000	2280	1030	8	1977	4	7200	Y	N	10235 NE 58TH ST
002	941360	0090	6/30/04	\$505,000	2280	400	8	1962	4	9450	N	N	4900 111TH AV NE
002	755521	0300	6/24/03	\$479,000	2360	0	8	1975	4	10324	N	N	4311 106TH PL NE
002	243200	0055	11/9/04	\$683,000	2450	0	8	1962	4	8710	Y	N	10504 NE 45TH ST
002	410450	0250	8/10/04	\$680,000	2450	1110	8	1978	4	22320	N	N	4130 NE LAKE WASHINGTON BL
002	980862	0150	8/14/03	\$535,000	2990	0	8	1977	4	8480	N	N	5124 107TH AV NE
002	246540	0180	6/27/03	\$680,000	1300	1210	9	1995	3	6955	Y	N	5802 LAKEVIEW DR NE
002	330076	0320	4/3/03	\$625,000	2040	1560	9	1987	3	7200	Y	N	6237 111TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	941410	0032	6/21/04	\$750,000	2080	1540	9	1979	4	27919	Y	N	10505 NE 47TH PL
002	980863	0250	11/30/04	\$746,000	2090	515	9	1979	4	1933	Y	N	4916 102ND LN NE
002	980863	0050	4/18/03	\$540,000	2095	0	9	1979	4	2432	Y	N	5016 102ND LN NE
002	980863	0060	10/8/04	\$525,000	2095	0	9	1979	4	2779	Y	N	5014 102ND LN NE
002	980859	0110	12/15/03	\$410,000	2130	0	9	1986	3	9756	N	N	3880 113TH AV NE
002	980864	0280	5/4/04	\$569,000	2130	530	9	1981	4	2000	Y	N	4521 102ND LN NE
002	980863	0090	8/6/03	\$525,000	2200	0	9	1979	4	2736	Y	N	4919 102ND LN NE
002	980863	0160	4/20/04	\$661,000	2275	0	9	1979	5	2342	Y	N	4819 102ND LN NE
002	082505	9221	7/20/04	\$685,000	2290	0	9	1987	3	8504	Y	N	6116 114TH AV NE
002	980864	0170	11/21/03	\$410,000	2315	0	9	1981	4	3464	N	N	4425 102ND LN NE
002	980863	0150	10/6/03	\$629,000	2370	1070	9	1979	4	1957	Y	N	4827 102ND LN NE
002	980864	0120	10/4/04	\$620,000	2390	1150	9	1981	4	1958	N	N	4509 102ND LN NE
002	980864	0340	10/15/04	\$639,000	2390	1150	9	1981	4	1958	Y	N	4615 102ND LN NE
002	980864	0060	11/5/04	\$587,000	2415	0	9	1981	4	2186	N	N	4527 102ND LN NE
002	788260	0300	6/24/03	\$825,000	2450	1800	9	1989	3	20489	Y	N	6410 106TH AV NE
002	980864	0140	7/3/03	\$555,000	2530	870	9	1981	4	2186	N	N	4503 102ND LN NE
002	172505	9317	10/1/03	\$755,300	2580	0	9	2003	3	8778	N	N	5916 110TH AV NE
002	172505	9177	10/22/03	\$620,000	2590	0	9	1987	3	14400	N	N	5018 112TH AV NE
002	980859	0420	10/20/03	\$505,000	2630	0	9	1986	3	10248	N	N	3877 113TH AV NE
002	638001	0020	8/29/03	\$590,000	2700	0	9	1994	3	15927	N	N	10605 NE 53RD ST
002	980861	0070	2/18/04	\$605,000	2730	910	9	1980	3	10368	N	N	10807 NE 39TH PL
002	393890	0025	5/13/04	\$917,500	2780	0	9	1978	4	11325	Y	N	5521 104TH AV NE
002	415180	0390	5/14/03	\$807,000	2850	830	9	2002	3	6108	Y	N	6519 103RD AV NE
002	123400	0704	1/14/04	\$750,000	3000	0	9	2003	3	8680	N	N	10629 NE 55TH ST
002	980859	0090	9/3/04	\$590,000	3070	0	9	1984	3	11139	N	N	3842 113TH AV NE
002	980861	0010	7/2/03	\$795,000	3240	550	9	1986	3	10441	N	N	10905 NE 39TH PL
002	172505	9003	3/31/04	\$749,950	3380	0	9	2004	3	9712	N	N	5910 110TH AV NE
002	415180	0425	7/31/03	\$747,490	3510	0	9	2003	3	6061	N	N	10230 NE 65TH ST
002	172505	9326	5/5/04	\$849,950	3560	0	9	2001	3	8544	N	N	11109 NE 60TH ST
002	980861	0150	7/28/03	\$578,000	3790	0	9	1980	3	13788	N	N	11102 NE 38TH PL
002	941360	0160	3/15/04	\$840,000	4390	0	9	1967	3	63195	Y	N	11024 NE 47TH PL

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	189540	0050	10/14/03	\$1,600,000	1660	1390	10	2004	3	15779	Y	N	10311 NE 60TH ST
002	172505	9300	9/19/03	\$663,000	1810	820	10	1988	3	9126	Y	N	10401 NE 52ND ST
002	246540	0065	4/10/03	\$847,000	2110	750	10	1992	3	9825	Y	N	10203 NE 59TH ST
002	788260	0312	2/27/04	\$1,205,000	2110	1350	10	1986	3	13073	Y	N	6219 108TH AV NE
002	980859	0500	9/24/04	\$599,900	2580	0	10	1981	3	11161	N	N	11011 NE 37TH CT
002	980859	0050	8/20/04	\$549,950	2670	0	10	1982	3	10850	N	N	3734 113TH AV NE
002	980861	0400	8/4/04	\$620,000	2750	1000	10	1984	4	17082	N	N	3797 110TH PL NE
002	980861	0200	5/14/04	\$635,000	2770	0	10	1989	3	15094	N	N	11112 NE 38TH PL
002	410450	0191	9/28/04	\$1,050,000	2830	130	10	1987	4	12130	Y	N	4506 LAKE WASHINGTON BL NE
002	415180	0260	8/26/04	\$990,000	2860	670	10	1998	3	6085	N	N	6514 102ND AV NE
002	980859	0280	4/15/04	\$838,000	2860	1000	10	1981	3	10964	Y	N	3725 112TH AV NE
002	082505	9332	2/20/03	\$741,000	2870	0	10	1996	3	8505	N	N	10206 NE 60TH ST
002	415180	0335	5/19/03	\$730,000	2920	750	10	1997	3	6016	Y	N	6705 103RD AV NE
002	936670	0120	7/2/03	\$739,950	2970	0	10	2003	3	9080	N	N	11140 NE 60TH ST
002	980859	0440	5/3/04	\$570,000	2970	0	10	1984	3	10291	N	N	3898 112TH AV NE
002	123400	0134	4/29/04	\$750,000	3150	0	10	2000	3	10030	N	N	5823 108TH AV NE
002	268070	0315	5/14/03	\$616,200	3160	0	10	1996	3	8641	N	N	5914 111TH PL NE
002	954420	0109	6/17/04	\$759,950	3310	0	10	2003	3	8538	N	N	5227 111TH LN NE
002	172505	9182	11/11/03	\$734,000	3340	0	10	1996	3	10422	N	N	10640 NE 46TH ST
002	268070	0320	7/22/04	\$775,000	3390	0	10	1996	3	9567	N	N	5908 111TH PL NE
002	954420	0111	1/23/04	\$757,000	3390	0	10	2003	3	9274	N	N	5215 111TH LN NE
002	415180	0230	5/12/04	\$825,000	3420	0	10	2004	3	7020	N	N	6550 102ND AV NE
002	954420	0113	12/28/04	\$775,000	3480	0	10	2004	3	8733	N	N	5210 111TH LN NE
002	172505	9015	7/10/03	\$1,590,000	3560	0	10	1995	3	10080	Y	N	10403 NE 60TH ST
002	980861	0440	8/23/04	\$670,000	3590	0	10	1980	3	11278	N	N	3805 110TH PL NE
002	954420	0115	9/1/04	\$775,950	3610	0	10	2004	3	8868	N	N	5230 111TH LN NE
002	954420	0110	3/18/04	\$849,950	3670	0	10	2004	3	14495	N	N	5223 111TH LN NE
002	773200	0020	10/15/04	\$1,050,000	3810	0	10	2000	3	10680	N	N	6300 105TH AV NE
002	980859	0200	6/18/04	\$775,000	2070	1370	11	1983	3	11385	Y	N	3935 112TH AV NE
002	980859	0290	12/20/04	\$705,000	2450	1270	11	1981	3	11812	Y	N	11284 NE 37TH PL
002	172505	9022	5/29/03	\$1,334,452	2540	1690	11	2002	3	11325	Y	N	10205 NE 60TH ST

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	415180	0480	7/13/04	\$1,312,000	3680	112	11	2004	3	5940	N	N	6514 103RD AV NE
002	169240	0110	6/25/03	\$920,000	3900	0	11	2000	3	13426	N	N	6527 112TH AV NE
002	169240	0075	6/10/04	\$1,250,000	4010	0	11	2000	3	14210	Y	N	6602 111TH AV NE
002	169240	0065	1/6/03	\$965,000	4080	0	11	2001	3	11308	N	N	6514 111TH AV NE
002	410450	0181	3/1/04	\$1,575,000	4610	0	11	2003	3	12500	Y	N	4510 LAKE WASHINGTON BL NE
008	388580	5870	9/23/03	\$332,000	700	0	5	1949	3	7200	N	N	513 9TH AV
008	322605	9053	11/19/04	\$400,000	720	0	5	1933	3	16988	N	N	11214 108TH AV NE
008	388580	0211	8/25/04	\$310,000	740	0	5	1943	4	3060	N	N	117 5TH AV W
008	388580	6890	1/28/03	\$250,000	1000	0	5	1912	5	5100	N	N	136 7TH AV
008	124550	0096	3/1/04	\$260,500	1090	0	5	1944	4	9411	N	N	9819 FORBES CREEK DR
008	124550	0035	6/23/03	\$244,000	1270	0	5	1928	5	9000	N	N	2074 MARKET ST
008	390010	0080	4/15/03	\$315,000	670	0	6	1919	4	5100	N	N	241 6TH AV
008	395550	0030	3/14/03	\$220,450	670	0	6	1937	4	10530	N	N	11440 108TH AV NE
008	388580	5860	6/30/03	\$380,000	700	700	6	1949	4	7200	N	N	519 9TH AV
008	172080	0140	10/20/04	\$408,600	720	0	6	1900	4	3000	N	N	714 3RD ST S
008	388580	5715	9/15/03	\$305,000	760	0	6	1952	4	7200	N	N	612 8TH AV
008	123630	0300	3/8/04	\$330,000	770	0	6	1969	3	13600	N	N	9413 114TH AV NE
008	388580	6330	4/5/04	\$435,000	770	0	6	1939	4	7200	N	N	227 9TH AV
008	124550	0815	3/2/04	\$433,400	780	0	6	1941	5	10000	N	N	1610 8TH ST W
008	124500	1545	7/12/04	\$360,000	800	0	6	1951	3	8580	N	N	1525 3RD ST
008	123570	0045	3/4/04	\$313,500	810	390	6	1932	4	8505	N	N	11006 NE 108TH ST
008	388580	7090	5/28/03	\$325,000	820	620	6	1947	4	5500	N	N	330 7TH AV
008	388580	1155	4/2/03	\$440,000	830	0	6	1939	4	7200	N	N	307 10TH AV W
008	123630	0310	6/26/03	\$274,500	860	860	6	1955	4	8925	N	N	9435 114TH AV NE
008	124710	0099	11/19/04	\$325,000	860	0	6	1958	4	8085	N	N	11404 NE 88TH ST
008	124710	0099	1/27/04	\$300,000	860	0	6	1958	4	8085	N	N	11404 NE 88TH ST
008	187500	0090	11/29/04	\$394,000	860	0	6	1952	4	5130	N	N	208 2ND ST S
008	187500	0095	12/24/03	\$375,000	860	0	6	1952	4	4940	N	N	202 2ND ST S
008	388580	7025	2/2/04	\$330,000	860	0	6	1950	4	5500	N	N	327 8TH AV
008	085600	1120	8/6/03	\$370,000	870	0	6	1942	4	5400	N	N	708 16TH AV W
008	388580	5055	4/24/03	\$332,000	870	0	6	1961	4	7200	N	N	340 9TH AV

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	388580	6240	3/17/04	\$336,000	870	0	6	1914	4	7200	N	N	318 8TH AV
008	123850	1101	6/18/04	\$320,000	880	0	6	1961	3	9450	N	N	9416 116TH AV NE
008	388580	5100	8/26/03	\$351,000	880	0	6	1915	4	10800	N	N	426 9TH AV
008	388690	2734	11/17/04	\$297,000	900	0	6	1947	4	4096	N	N	9005 116TH AV NE
008	388580	6114	10/17/03	\$288,000	910	0	6	1972	3	7200	N	N	440 8TH AV
008	388580	5815	4/21/03	\$250,000	920	0	6	1949	4	7800	N	N	821 6TH ST
008	388580	5961	5/16/03	\$325,000	920	420	6	1949	4	6000	N	N	803 6TH ST
008	388580	4810	11/29/04	\$635,000	930	0	6	1916	4	6349	Y	N	912 1ST ST
008	407070	0125	3/3/04	\$360,950	940	0	6	1942	4	6584	N	N	227 3RD AV S
008	388690	3235	6/9/04	\$330,000	950	240	6	1954	4	10800	N	N	611 11TH AV
008	124500	0055	10/23/03	\$399,000	970	0	6	1915	5	12156	N	N	1904 MARKET ST
008	322605	9161	12/17/03	\$300,000	970	0	6	1960	4	10453	N	N	11057 NE 116TH ST
008	124500	2555	3/23/04	\$445,000	990	700	6	1945	5	6000	N	N	1319 2ND ST
008	124500	2362	11/4/04	\$385,000	1000	0	6	1947	3	10200	N	N	232 13TH AV
008	124500	3540	5/7/03	\$301,000	1010	1010	6	1962	3	7200	N	N	531 10TH AV
008	388580	3605	7/28/03	\$395,000	1040	0	6	1937	4	8400	N	N	729 18TH AV W
008	124500	2890	3/24/04	\$551,500	1060	810	6	1920	4	8864	Y	N	1024 2ND ST
008	148930	0040	10/13/04	\$395,000	1070	0	6	1918	3	6000	Y	N	129 12TH AV
008	388580	3195	4/9/03	\$440,000	1080	0	6	1941	3	7200	N	N	608 14TH AV W
008	388580	0525	11/24/04	\$625,000	1110	0	6	1940	4	5725	Y	N	218 5TH AV W
008	124500	1830	11/12/04	\$375,100	1120	350	6	1917	4	8157	N	N	526 15TH AV
008	430820	0170	7/19/03	\$413,000	1120	0	6	1942	3	7680	N	N	648 17TH AV W
008	250550	0180	2/6/03	\$300,000	1130	0	6	1985	3	8252	N	N	691 7TH ST S
008	388580	2205	4/27/04	\$505,000	1130	0	6	1947	3	7200	N	N	413 13TH AV W
008	124550	0626	3/19/04	\$320,000	1150	0	6	1955	3	6200	N	N	1839 7TH ST W
008	388690	2585	9/1/04	\$285,000	1150	0	6	1947	3	6000	N	N	9007 116TH AV NE
008	085600	0250	6/17/03	\$445,000	1200	0	6	1937	5	5500	N	N	1120 6TH ST W
008	388580	7885	4/21/04	\$595,000	1200	600	6	1922	4	5500	N	N	233 7TH AV
008	741950	0210	4/19/04	\$340,000	1200	0	6	1963	4	11438	N	N	11211 NE 102ND ST
008	124550	0005	5/21/03	\$262,500	1220	0	6	1950	4	9459	Y	N	2086 MARKET ST
008	124500	2170	7/9/03	\$279,000	1230	0	6	1977	3	7200	N	N	1331 6TH ST

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	388580	6935	5/28/04	\$610,000	1250	1250	6	1931	5	8800	N	N	213 8TH AV
008	388580	3560	10/22/04	\$500,000	1260	0	6	1938	4	12000	N	N	711 18TH AV W
008	388580	6645	8/31/04	\$550,000	1270	0	6	1942	3	5222	Y	N	807 1ST ST
008	388580	7965	4/23/04	\$525,000	1270	0	6	1946	5	5500	Y	N	240 6TH AV
008	124500	1510	7/15/04	\$400,000	1310	0	6	1951	4	13000	N	N	1530 2ND ST
008	123630	0302	3/11/04	\$295,000	1320	0	6	1970	3	9000	N	N	9419 114TH AV NE
008	123650	0030	9/11/03	\$281,468	1330	0	6	1986	3	8320	N	N	9427 116TH AV NE
008	085600	0995	8/20/04	\$550,000	1350	0	6	1966	5	9600	N	N	705 17TH AV W
008	085600	0995	8/5/03	\$403,000	1350	0	6	1966	5	9600	N	N	705 17TH AV W
008	085600	0660	9/9/04	\$575,000	1490	0	6	1920	5	8400	N	N	602 13TH AV W
008	124500	2375	3/4/04	\$365,000	1580	0	6	1917	4	10187	N	N	1319 3RD ST
008	388580	6950	8/20/04	\$545,000	1670	0	6	1926	5	5500	N	N	716 2ND ST
008	123650	0020	11/4/03	\$265,000	1900	0	6	1967	3	9000	N	N	11421 NE 95TH ST
008	388690	3670	5/5/04	\$412,000	1970	0	6	1918	3	10200	N	N	648 11TH AV
008	388580	0230	4/27/04	\$544,500	2600	0	6	1910	4	6630	N	N	131 5TH AV W
008	124500	2335	7/18/03	\$305,000	880	0	7	1949	3	10000	N	N	1330 2ND ST
008	124500	3575	7/11/03	\$315,000	880	0	7	1961	4	9600	N	N	417 10TH AV
008	358480	0030	6/2/03	\$318,000	880	0	7	1961	4	6390	N	N	1210 5TH ST
008	809960	0050	6/11/04	\$258,000	880	0	7	1981	3	10522	N	N	10723 NE 109TH ST
008	388580	2350	4/6/04	\$450,000	910	0	7	1952	3	7200	N	N	511 13TH AV W
008	124550	0250	4/5/04	\$389,000	920	0	7	1981	4	10000	N	N	2019 MARKET ST
008	388580	6340	5/23/03	\$572,000	920	1000	7	1992	3	7200	Y	N	215 9TH AV
008	124500	0584	11/22/04	\$330,000	940	0	7	1969	3	7900	N	N	526 19TH AV
008	388580	3625	4/28/04	\$341,500	940	530	7	1984	4	3600	N	N	742 17TH AV W
008	389310	0327	3/18/03	\$212,000	940	0	7	1967	3	8512	N	N	11209 NE 112TH ST
008	124500	0587	9/2/03	\$285,000	950	0	7	1976	3	9600	N	N	544 19TH AV
008	124500	1601	7/23/03	\$346,000	950	0	7	1954	4	6246	N	N	223 18TH AV
008	388580	6060	10/8/04	\$395,000	960	600	7	1967	4	7800	N	N	804 4TH ST
008	123630	0137	7/16/04	\$339,000	970	0	7	1964	3	7700	N	N	11515 NE 100TH ST
008	085600	0535	3/25/04	\$439,950	980	0	7	1953	4	7200	N	N	619 14TH AV W
008	386380	0020	4/12/04	\$379,000	980	0	7	1968	4	6825	N	N	1910 4TH PL

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	123850	1093	1/22/04	\$295,000	1000	550	7	1984	3	8508	N	N	9432 116TH AV NE
008	124550	0651	1/13/04	\$445,000	1000	660	7	1963	4	11200	N	N	721 20TH AV W
008	124500	0186	8/19/04	\$405,000	1010	770	7	1969	3	8700	N	N	1906 1ST ST
008	124500	0485	5/14/04	\$349,000	1010	0	7	1969	4	7200	N	N	1901 4TH PL
008	124500	0966	7/26/04	\$410,000	1010	1010	7	1965	3	6200	N	N	108 18TH AV
008	389310	0802	2/23/04	\$275,000	1010	650	7	1969	3	7865	N	N	11037 116TH AV NE
008	388580	0605	10/23/03	\$885,000	1020	60	7	1938	4	4433	Y	N	338 WAVERLY WY
008	389310	0328	8/4/03	\$294,800	1030	0	7	1967	4	8512	N	N	11395 NE 112TH ST
008	389310	0325	5/1/03	\$248,950	1040	0	7	1968	4	8512	N	N	11223 NE 112TH ST
008	123650	0010	9/3/03	\$305,000	1050	0	7	1956	3	6600	N	N	9509 116TH AV NE
008	124550	0515	2/12/03	\$479,000	1050	130	7	1950	4	10099	N	N	1819 9TH ST W
008	388690	2455	8/1/03	\$262,000	1050	0	7	1961	3	10200	N	N	11225 NE 91ST ST
008	202060	0050	8/4/03	\$351,000	1060	500	7	1981	4	11018	N	N	833 8TH AV S
008	376440	0040	5/7/04	\$420,000	1060	440	7	1981	3	9000	Y	N	10319 112TH CT NE
008	390100	0030	8/25/03	\$264,200	1060	0	7	1986	3	10390	N	N	11119 NE 112TH ST
008	398270	0797	5/7/04	\$392,450	1070	740	7	1987	3	9677	N	N	9712 110TH AV NE
008	124500	0775	8/22/03	\$329,950	1080	500	7	1940	3	7262	N	N	1810 3RD ST
008	124500	0985	4/9/04	\$410,000	1080	540	7	1978	4	12250	N	N	1823 2ND ST
008	124500	1720	7/8/04	\$412,350	1080	530	7	1977	4	6981	N	N	329 17TH AV
008	375890	0004	5/19/04	\$479,950	1080	1010	7	1957	4	10749	Y	N	11016 100TH AV NE
008	388580	1970	3/4/03	\$459,000	1080	180	7	1942	4	4800	Y	N	1014 4TH ST W
008	080200	0100	2/25/04	\$299,000	1090	780	7	1962	5	10200	N	N	11514 NE 113TH PL
008	124500	0342	5/11/04	\$402,000	1090	0	7	1970	4	8500	N	N	1943 3RD ST
008	227360	0600	7/31/03	\$250,000	1090	0	7	1986	3	10355	N	N	9810 117TH PL NE
008	124500	2248	3/20/03	\$315,000	1100	580	7	1967	4	6675	N	N	302 13TH AV
008	187500	0150	4/30/03	\$370,000	1100	0	7	1954	3	6880	N	N	200 2ND PL S
008	376440	0030	8/11/03	\$389,950	1100	740	7	1982	3	9765	Y	N	10327 112TH CT NE
008	250550	0035	4/18/03	\$315,000	1110	0	7	1947	4	8673	N	N	700 7TH ST S
008	419170	0040	4/19/04	\$295,000	1110	1080	7	1965	3	12450	N	N	11033 111TH AV NE
008	419170	0070	8/18/04	\$300,000	1110	1080	7	1964	4	14100	N	N	11009 111TH AV NE
008	388580	0050	4/12/03	\$590,000	1113	520	7	1969	5	5500	Y	N	213 5TH AV W

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	085600	1085	7/18/03	\$552,000	1120	690	7	1941	5	8400	N	N	724 16TH AV W
008	124500	2070	11/12/04	\$540,000	1120	530	7	1978	3	10000	N	N	1322 4TH PL
008	124500	2388	5/11/04	\$450,000	1120	840	7	1962	3	14000	N	N	1335 3RD ST
008	388580	5350	12/18/03	\$290,000	1120	0	7	1961	3	7200	N	N	625 10TH AV
008	124500	0739	9/25/03	\$310,000	1130	1110	7	1966	3	7700	N	N	323 19TH AV
008	124500	0986	11/14/03	\$359,950	1130	590	7	1978	4	12250	N	N	1829 2ND ST
008	124500	1295	7/24/03	\$404,000	1130	850	7	1947	4	7005	Y	N	141 18TH AV
008	417300	0080	8/1/03	\$295,000	1130	580	7	1974	4	10400	N	N	11404 110TH AV NE
008	227360	0260	7/22/04	\$397,000	1140	580	7	1984	4	8521	N	N	11624 NE 97TH ST
008	321154	0110	9/4/03	\$292,000	1140	300	7	1983	3	8300	N	N	11425 112TH PL NE
008	322605	9106	4/27/04	\$250,000	1140	0	7	1960	3	11273	N	N	11329 106TH AV NE
008	124500	1296	12/16/04	\$402,000	1150	0	7	1957	3	7010	N	N	137 18TH AV
008	124500	1296	7/2/03	\$310,000	1150	0	7	1957	3	7010	N	N	137 18TH AV
008	227360	0310	1/13/03	\$292,000	1150	380	7	1984	3	8625	N	N	11609 NE 97TH ST
008	227360	0490	7/20/04	\$355,000	1150	380	7	1984	3	9465	N	N	9606 117TH PL NE
008	375890	0311	6/28/03	\$225,000	1150	0	7	1959	3	10750	N	N	10829 104TH AV NE
008	375950	0045	12/11/03	\$265,000	1150	0	7	1950	5	8580	N	N	10417 NE 112TH ST
008	388690	4140	7/12/04	\$344,950	1150	0	7	1967	3	9600	N	N	11424 NE 92ND ST
008	322605	9026	12/28/04	\$598,000	1170	1170	7	2002	3	142441	N	N	10405 111TH AV NE
008	250550	0011	7/16/04	\$370,000	1180	0	7	1961	4	8281	N	N	816 7TH ST S
008	388580	0245	4/2/04	\$725,000	1180	0	7	1933	3	6120	Y	N	145 5TH AV W
008	085600	1390	11/11/03	\$459,000	1190	0	7	1966	4	8324	N	N	704 17TH AV W
008	124500	0015	5/6/03	\$375,000	1210	0	7	1948	4	8990	N	N	1950 MARKET ST
008	227360	0400	9/1/04	\$299,950	1220	0	7	1983	3	8797	N	N	9511 117TH PL NE
008	322605	9082	4/13/04	\$311,000	1220	0	7	1949	4	10183	N	N	10619 NE 116TH ST
008	332605	9161	11/1/04	\$314,500	1220	0	7	1966	4	10350	N	N	10060 116TH AV NE
008	388580	0465	1/19/04	\$725,000	1220	560	7	1926	3	8587	Y	N	225 7TH AV W
008	388580	5075	7/2/04	\$415,000	1220	0	7	1961	4	7680	N	N	402 9TH AV
008	542170	0005	4/13/04	\$339,500	1220	0	7	1955	4	9567	N	N	11042 108TH PL NE
008	227360	0210	8/27/03	\$283,000	1230	0	7	1983	3	8540	N	N	9817 117TH PL NE
008	124500	1833	3/12/03	\$350,000	1240	570	7	1979	4	10000	N	N	512 15TH AV

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	124500	3231	10/13/03	\$430,000	1240	380	7	1915	4	13360	N	N	444 10TH AV
008	124550	0725	6/15/04	\$448,000	1240	0	7	1957	3	13869	N	N	1830 7TH ST W
008	238760	0020	11/25/03	\$355,000	1240	620	7	1962	3	10749	N	N	10846 101ST AV NE
008	322605	9090	8/26/03	\$249,950	1240	0	7	1959	3	15572	N	N	11318 106TH AV NE
008	175020	0080	5/10/04	\$310,000	1250	520	7	1983	3	8384	N	N	11411 113TH PL NE
008	227360	0040	11/19/03	\$269,500	1250	0	7	1983	3	9094	N	N	9819 116TH PL NE
008	259101	0020	10/19/04	\$292,000	1250	0	7	1986	3	6586	N	N	11703 NE 105TH LN
008	259101	0040	3/23/04	\$285,000	1250	0	7	1986	3	7029	N	N	11707 NE 105TH LN
008	123850	0975	8/18/03	\$375,000	1260	600	7	1980	3	10080	N	N	9600 116TH AV NE
008	124550	0627	10/11/04	\$565,000	1260	0	7	1955	4	6800	N	N	1933 7TH ST W
008	388580	7125	2/14/03	\$318,000	1260	0	7	1953	4	5500	N	N	429 8TH AV
008	664200	0250	5/22/03	\$345,000	1260	0	7	1963	4	6325	N	N	11407 NE 103RD PL
008	419170	0080	12/23/04	\$344,350	1270	1120	7	1964	4	9480	N	N	11001 111TH AV NE
008	124500	0586	11/17/03	\$305,000	1280	0	7	1976	3	9200	N	N	538 19TH AV
008	227360	0570	2/21/03	\$246,000	1280	0	7	1984	3	9121	N	N	11704 NE 98TH ST
008	388580	6005	3/20/03	\$333,000	1280	600	7	1977	3	7200	N	N	429 9TH AV
008	388580	7050	3/25/03	\$377,000	1280	290	7	1918	5	5500	Y	N	301 8TH AV
008	521200	0130	3/24/03	\$263,500	1290	0	7	1976	4	11475	N	N	11138 106TH AV NE
008	123570	0072	7/15/04	\$384,290	1300	400	7	1990	3	13163	N	N	10728 108TH AV NE
008	123850	1120	6/16/03	\$265,500	1300	0	7	1977	3	9583	N	N	11624 NE 92ND ST
008	322605	9079	8/10/04	\$280,000	1300	0	7	1955	3	12432	N	N	11236 108TH AV NE
008	123510	0403	4/29/03	\$375,000	1310	1120	7	1987	3	13484	N	N	1526 KIRKLAND AV
008	174170	0020	8/23/04	\$567,000	1310	0	7	1951	2	7701	N	N	540 1ST AV S
008	174170	0020	8/27/03	\$300,000	1310	0	7	1951	2	7701	N	N	540 1ST AV S
008	388580	2970	7/23/03	\$425,000	1310	500	7	1960	4	7200	Y	N	535 16TH AV W
008	124500	0915	7/8/03	\$343,000	1320	0	7	1969	5	7200	N	N	1831 3RD ST
008	124500	1276	7/3/03	\$579,000	1320	700	7	1961	5	9180	Y	N	1621 2ND ST
008	250550	0015	9/30/04	\$400,000	1320	0	7	1961	4	8281	N	N	792 7TH ST S
008	358480	0150	3/24/03	\$350,000	1320	0	7	1961	4	6030	N	N	1211 6TH ST
008	322605	9152	4/23/03	\$289,000	1330	650	7	1978	4	10890	N	N	11422 NE 112TH ST
008	388580	7231	8/27/04	\$408,780	1330	0	7	1960	3	7700	N	N	509 8TH AV

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	398270	3445	3/28/03	\$334,000	1330	0	7	1955	3	8100	N	N	653 12TH AV
008	398270	3445	11/21/03	\$317,500	1330	0	7	1955	3	8100	N	N	653 12TH AV
008	111250	0020	12/9/04	\$440,000	1340	0	7	1965	4	6526	N	N	1303 5TH ST
008	123630	0325	5/14/04	\$415,000	1350	0	7	1975	4	8500	N	N	11205 NE 94TH ST
008	123650	0021	5/6/04	\$336,500	1360	0	7	1967	3	11175	N	N	9445 116TH AV NE
008	123850	1117	11/5/03	\$250,000	1360	0	7	1976	3	10652	N	N	11642 NE 92ND ST
008	174170	0005	11/12/03	\$440,000	1360	0	7	1951	4	7962	N	N	545 KIRKLAND AV
008	322605	9138	9/22/03	\$265,000	1360	0	7	1967	4	10890	N	N	10908 NE 112TH ST
008	259101	0140	10/15/03	\$223,000	1370	0	7	1986	3	8889	N	N	11815 NE 105TH LN
008	085600	1160	5/26/04	\$499,000	1390	0	7	1954	5	6840	N	N	635 17TH AV W
008	124500	3330	12/21/04	\$660,000	1390	0	7	1926	4	16875	N	N	1046 5TH ST
008	124500	3470	11/24/04	\$463,000	1390	0	7	1914	4	10560	N	N	1243 6TH ST
008	358480	0060	5/18/04	\$429,000	1390	0	7	1961	5	6240	N	N	1219 5TH PL
008	375610	0295	12/8/03	\$545,000	1390	1180	7	1962	5	11392	Y	N	11211 101ST AV NE
008	388580	2950	8/20/03	\$481,000	1390	1110	7	1958	3	7200	N	N	531 16TH AV W
008	388580	4895	6/5/03	\$370,000	1390	0	7	1941	4	6000	N	N	912 2ND ST
008	389310	0319	12/19/03	\$260,000	1390	0	7	1966	4	11700	N	N	11201 NE 112TH ST
008	542100	0040	10/23/03	\$325,000	1390	1380	7	1964	3	13950	N	N	10807 NE 111TH PL
008	375590	0090	1/20/04	\$272,000	1420	0	7	1968	4	15600	N	N	10420 NE 112TH PL
008	388580	1125	9/11/03	\$525,000	1420	0	7	1960	4	5603	N	N	234 8TH AV W
008	332605	9090	6/22/04	\$480,000	1430	0	7	1961	4	50529	N	N	11660 NE 112TH ST
008	123940	0470	11/17/04	\$404,500	1440	0	7	1931	4	6015	Y	N	7716 115TH PL NE
008	227360	0580	7/24/03	\$230,000	1450	0	7	1983	3	8823	N	N	9802 117TH PL NE
008	388580	1540	3/24/03	\$775,000	1450	0	7	1941	4	7378	Y	N	919 6TH ST W
008	388580	1875	4/26/04	\$775,000	1450	0	7	1909	4	8400	Y	N	402 10TH AV W
008	388580	5454	12/7/04	\$397,500	1460	0	7	1965	3	7200	N	N	634 9TH AV
008	388580	7140	4/6/04	\$529,000	1460	0	7	1993	3	8250	N	N	718 4TH ST
008	148980	0070	9/16/03	\$421,000	1470	0	7	1983	3	5316	N	N	603 11TH AV
008	375950	0018	11/7/03	\$337,500	1470	0	7	1955	4	8646	N	N	10425 NE 112TH ST
008	388580	3575	10/22/04	\$600,000	1470	0	7	1940	4	9600	N	N	713 18TH AV W
008	389310	0841	11/4/03	\$485,000	1470	0	7	1926	4	25200	N	N	11030 116TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	374000	0080	3/3/04	\$425,000	1480	0	7	1968	4	6697	N	N	1517 3RD PL
008	386380	0100	8/31/04	\$385,000	1480	0	7	1968	4	6300	N	N	1929 4TH PL
008	398270	1230	7/2/04	\$400,000	1490	580	7	1976	3	10800	N	N	630 14TH PL NE
008	388580	2360	5/28/04	\$480,000	1500	0	7	1957	3	9600	N	N	515 13TH AV W
008	521200	0010	11/13/03	\$299,000	1500	0	7	1962	3	11355	N	N	11159 106TH AV NE
008	123570	0057	2/27/03	\$425,000	1510	1460	7	1962	3	41745	N	N	10848 NE 108TH ST
008	124500	3431	12/23/04	\$431,000	1510	0	7	1983	3	12500	N	N	1113 6TH ST
008	123940	0361	7/29/04	\$615,000	1530	1530	7	1958	4	9376	Y	N	7815 115TH PL NE
008	124550	0826	9/16/03	\$405,000	1530	0	7	1952	3	13000	N	N	1704 8TH ST W
008	123570	0042	8/1/03	\$346,000	1550	0	7	1999	3	8855	N	N	11004 NE 108TH ST
008	206300	0090	4/15/03	\$512,000	1550	360	7	1995	3	11070	N	N	11208 NE 103RD PL
008	388580	8025	10/6/04	\$490,000	1550	0	7	1913	3	5100	N	N	128 6TH AV
008	259101	0190	1/22/04	\$255,000	1560	0	7	1986	3	2912	N	N	11824 NE 105TH CT
008	388580	2580	7/28/04	\$575,000	1560	0	7	1941	4	8400	N	N	548 13TH AV W
008	388580	6360	11/3/04	\$390,000	1560	0	7	1964	3	7200	N	N	816 2ND ST
008	664200	0050	2/23/04	\$309,950	1560	0	7	1964	4	9000	N	N	10007 116TH AV NE
008	664200	0240	6/5/03	\$317,000	1570	0	7	1963	4	6250	N	N	11408 NE 103RD PL
008	322605	9111	8/30/04	\$355,000	1590	0	7	1998	3	8628	N	N	11529 111TH PL NE
008	663390	0160	9/4/03	\$308,500	1590	0	7	1991	3	3354	N	N	10619 107TH PL NE
008	123850	0977	2/18/03	\$237,500	1610	0	7	1961	4	6500	N	N	9620 116TH AV NE
008	227360	0300	11/15/04	\$363,500	1610	0	7	1984	3	8532	N	N	11607 NE 97TH ST
008	227360	0470	12/8/04	\$335,000	1610	0	7	1983	3	8504	N	N	9520 117TH PL NE
008	124500	0814	7/2/03	\$360,000	1620	0	7	1960	4	7370	N	N	1833 4TH ST
008	250550	0071	8/3/04	\$495,000	1620	0	7	1983	4	8612	Y	N	619 8TH ST S
008	322605	9102	7/15/03	\$310,000	1620	0	7	1997	3	12023	N	N	10609 NE 116TH ST
008	388580	8280	5/28/04	\$535,000	1620	0	7	1913	4	5100	N	N	147 6TH AV
008	322605	9072	11/3/03	\$325,000	1630	0	7	1958	3	19845	N	N	11337 106TH AV NE
008	322605	9072	4/27/04	\$320,000	1630	0	7	1958	3	19845	N	N	11337 106TH AV NE
008	085600	1515	11/3/04	\$395,000	1650	0	7	1981	3	3073	N	N	630 18TH AV W
008	085600	1515	6/12/03	\$370,000	1650	0	7	1981	3	3073	N	N	630 18TH AV W
008	202060	0030	2/20/04	\$535,000	1650	1070	7	1997	3	10888	N	N	817 8TH AV S

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	227360	0180	10/28/04	\$333,000	1650	0	7	1983	3	8591	N	N	11623 NE 100TH ST
008	395550	0160	8/27/04	\$275,000	1650	0	7	1961	4	10140	N	N	11459 109TH AV NE
008	388580	0805	6/4/04	\$748,000	1680	620	7	1965	4	5725	Y	N	331 8TH AV W
008	388580	0805	3/22/04	\$735,000	1680	620	7	1965	4	5725	Y	N	331 8TH AV W
008	664200	0080	3/3/04	\$319,500	1680	0	7	1962	4	9000	N	N	10001 116TH AV NE
008	123570	0052	9/27/04	\$570,000	1700	0	7	1926	5	23074	N	N	10854 NE 108TH ST
008	419170	0020	1/7/03	\$234,000	1700	0	7	1965	3	12450	N	N	11049 111TH AV NE
008	124500	1768	11/5/03	\$382,650	1710	0	7	1979	4	11250	N	N	436 16TH LN
008	124500	2109	11/19/03	\$382,000	1710	0	7	1988	3	6846	N	N	522 13TH AV
008	124500	3590	3/26/03	\$429,900	1710	0	7	1978	3	10800	N	N	435 10TH AV
008	321154	0170	10/20/03	\$287,000	1720	0	7	1983	3	8477	N	N	11527 112TH PL NE
008	124550	0825	12/18/03	\$630,000	1750	0	7	1985	4	15600	N	N	803 18TH AV W
008	663390	0080	4/26/04	\$365,000	1750	0	7	1991	3	4302	N	N	10622 NE 107TH PL
008	663390	0100	7/12/04	\$365,000	1770	0	7	1991	3	4928	N	N	10610 107TH PL NE
008	375610	0250	2/19/03	\$359,500	1820	1820	7	1957	4	10334	N	N	10153 NE 112TH PL
008	389610	0155	6/18/03	\$1,150,000	1820	0	7	1930	5	21000	Y	N	1931 10TH PL W
008	321154	0060	2/21/03	\$286,000	1850	0	7	1983	3	8500	N	N	11426 112TH PL NE
008	124500	1548	6/21/04	\$499,000	1870	0	7	1999	3	10200	N	N	1529 3RD ST
008	124500	3195	2/28/03	\$450,000	1890	0	7	1915	4	8182	N	N	402 10TH AV
008	388580	4590	2/2/04	\$501,000	1900	0	7	1945	4	5222	Y	N	1021 1ST ST
008	085600	0185	9/2/04	\$825,000	1910	0	7	1993	3	8400	Y	N	549 11TH AV W
008	663390	0130	10/22/03	\$329,950	1930	0	7	1991	3	3600	N	N	10605 NE 107TH PL
008	321154	0080	5/20/04	\$354,000	1960	0	7	1983	3	9025	N	N	11422 112TH PL NE
008	388580	3965	7/2/04	\$644,000	1980	0	7	1951	4	8458	Y	N	104 14TH AV
008	388580	0955	8/21/03	\$620,000	1990	500	7	1930	5	5725	N	N	224 7TH AV W
008	123630	0150	2/26/04	\$416,500	2040	0	7	1984	3	13650	N	N	11523 NE 97TH ST
008	388580	6870	9/8/03	\$542,500	2040	0	7	1900	5	5100	Y	N	116 7TH AV
008	321154	0130	6/25/04	\$368,500	2080	0	7	1982	3	8501	N	N	11429 112TH PL NE
008	375590	0040	7/14/03	\$364,000	2080	0	7	1954	3	13968	N	N	10420 NE 113TH PL
008	375610	0025	10/18/04	\$372,500	2220	0	7	1969	4	10000	N	N	10170 NE 113TH PL
008	375610	0030	9/29/04	\$337,000	2250	0	7	1972	4	10000	N	N	10162 NE 113TH PL

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	388580	4550	3/18/04	\$575,000	2300	280	7	1951	4	6349	Y	N	1016 1ST ST	
008	609500	0040	7/29/04	\$470,000	2370	0	7	1963	4	11186	N	N	10616 NE 109TH ST	
008	398270	0740	3/2/04	\$371,600	2400	1040	7	1958	4	7200	N	N	11124 NE 97TH ST	
008	376440	0220	7/15/04	\$440,000	2510	0	7	1988	4	17000	N	N	11108 NE 104TH WY	
008	388580	1610	7/19/04	\$750,000	2630	0	7	1976	4	8400	Y	N	1021 5TH ST W	
008	259102	0280	12/9/04	\$346,950	1110	310	8	1987	3	6075	N	N	11849 NE 105TH LN	
008	123940	0575	4/8/03	\$447,000	1120	1080	8	1988	3	13527	Y	N	7630 115TH PL NE	
008	259102	0030	7/28/03	\$317,000	1140	330	8	1987	3	5491	N	N	10627 117TH PL NE	
008	259102	0140	1/2/03	\$268,000	1150	310	8	1988	3	4961	N	N	10640 118TH PL NE	
008	375950	0037	10/27/04	\$360,000	1200	700	8	1984	3	10758	N	N	10903 106TH AV NE	
008	388580	4520	2/19/04	\$600,000	1200	140	8	1958	3	6758	Y	N	1112 1ST ST	
008	388580	4520	8/5/03	\$480,000	1200	140	8	1958	3	6758	Y	N	1112 1ST ST	
008	155460	0080	6/8/04	\$394,000	1220	380	8	1988	3	8566	N	N	11329 117TH PL NE	
008	123510	0271	10/2/03	\$374,950	1240	0	8	1936	5	8532	N	N	1222 KIRKLAND AV	
008	390231	0110	10/6/03	\$390,000	1250	940	8	1980	3	8050	N	N	11629 NE 100TH PL	
008	123630	0005	5/6/03	\$475,000	1260	280	8	1928	5	12400	Y	N	9739 112TH AV NE	
008	124500	0850	4/15/03	\$530,000	1270	1010	8	1969	5	9500	Y	N	1824 2ND ST	
008	124500	2030	6/4/04	\$522,000	1270	1000	8	1983	3	12531	N	N	1454 4TH ST	
008	184265	0080	10/15/04	\$465,000	1280	840	8	1977	3	13114	N	N	1921 5TH PL	
008	184265	0080	5/30/03	\$446,000	1280	840	8	1977	3	13114	N	N	1921 5TH PL	
008	184265	0250	3/17/03	\$375,000	1280	930	8	1977	3	22000	N	N	504 19TH PL	
008	388580	1405	10/4/04	\$700,000	1280	1280	8	1951	3	7200	Y	N	430 8TH AV W	
008	388580	2005	1/8/04	\$750,000	1290	1020	8	1992	3	7200	Y	N	322 10TH AV W	
008	148930	0125	6/28/04	\$538,000	1340	1190	8	1961	4	6000	Y	N	1113 2ND ST	
008	390230	0100	1/27/04	\$335,000	1360	440	8	1980	3	8475	N	N	11725 NE 102ND PL	
008	388580	7895	5/14/03	\$607,000	1370	650	8	1986	3	5500	N	N	229 7TH AV	
008	390231	0060	5/7/04	\$369,950	1370	530	8	1980	3	7700	N	N	10022 117TH PL NE	
008	184265	0180	6/10/04	\$416,280	1380	480	8	1977	3	6175	N	N	555 19TH PL	
008	681630	0080	11/9/04	\$340,000	1380	820	8	1987	3	2462	N	N	11427 NE 115TH CT	
008	681630	0280	5/14/04	\$282,000	1380	820	8	1987	3	2462	N	N	11515 NE 115TH CT	
008	124500	0215	9/7/04	\$550,000	1390	580	8	1986	3	12600	N	N	1929 2ND ST	

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	147270	0070	6/10/03	\$405,000	1400	640	8	1987	3	8815	N	N	11337 NE 104TH ST
008	155460	0060	2/20/03	\$312,300	1400	620	8	1988	3	8503	N	N	11318 117TH PL NE
008	390230	0440	9/24/04	\$435,000	1420	490	8	1980	4	9009	N	N	11607 NE 103RD PL
008	390231	0120	1/20/03	\$415,000	1420	1050	8	1980	3	7100	N	N	11628 NE 100TH PL
008	390231	0250	5/19/03	\$365,000	1420	1050	8	1980	3	7125	N	N	11632 NE 101ST PL
008	390230	0080	12/7/04	\$380,000	1440	800	8	1982	3	8658	N	N	10210 117TH PL NE
008	388580	0840	3/10/04	\$705,000	1450	800	8	1966	4	5954	Y	N	330 7TH AV W
008	390231	0240	7/15/03	\$357,000	1450	650	8	1980	3	8000	N	N	11626 NE 101ST PL
008	388580	4960	3/10/03	\$529,000	1460	0	8	2001	3	7200	N	N	230 9TH AV
008	388580	4241	5/17/04	\$750,000	1470	1470	8	1963	3	12698	Y	N	1216 1ST ST
008	390230	0500	8/5/04	\$375,000	1470	880	8	1980	3	8500	N	N	11628 NE 102ND PL
008	124500	1938	10/1/04	\$440,000	1480	860	8	1978	4	10310	N	N	1522 5TH PL
008	681630	0050	4/29/03	\$244,000	1480	0	8	1987	3	1848	N	N	11419 NE 115TH CT
008	681630	0200	8/21/03	\$241,045	1480	0	8	1988	3	1848	N	N	11406 115TH LN NE
008	681630	0230	12/20/04	\$329,990	1480	0	8	1987	3	1848	N	N	11414 115TH LN NE
008	376450	0290	3/6/03	\$399,000	1500	0	8	1995	3	8524	Y	N	10518 111TH AV NE
008	376450	0300	5/27/03	\$395,000	1500	0	8	1995	3	12848	Y	N	10526 111TH AV NE
008	259102	0170	11/23/04	\$343,000	1520	0	8	1988	3	5167	N	N	10610 118TH PL NE
008	259102	0160	12/29/04	\$354,000	1540	0	8	1988	3	4677	N	N	10622 118TH PL NE
008	259102	0560	5/6/04	\$355,000	1550	0	8	1987	3	5511	N	N	11717 NE 106TH LN
008	681630	0130	11/18/04	\$305,000	1550	0	8	1987	3	2657	N	N	11415 115TH LN NE
008	681630	0220	7/22/04	\$325,000	1550	0	8	1987	3	2657	N	N	11412 115TH LN NE
008	610880	0060	8/13/03	\$380,000	1580	0	8	1985	3	9335	N	N	1515 7TH ST
008	123630	0065	2/25/03	\$422,000	1590	0	8	1982	3	12522	N	N	9531 112TH AV NE
008	375890	0306	5/5/03	\$320,000	1610	1300	8	1962	3	10751	N	N	10823 104TH AV NE
008	374000	0020	4/24/03	\$353,000	1620	0	8	1978	3	5983	N	N	1508 3RD PL
008	389010	0053	9/16/04	\$530,000	1620	750	8	1995	3	8516	N	N	404 NE 20TH ST
008	610880	0050	6/28/04	\$428,000	1620	410	8	1985	3	11235	N	N	1519 7TH ST
008	610880	0050	1/23/03	\$376,000	1620	410	8	1985	3	11235	N	N	1519 7TH ST
008	148930	0160	8/1/03	\$570,000	1650	100	8	1990	3	6000	N	N	137 11TH AV
008	375890	0280	8/5/04	\$432,500	1650	940	8	1961	4	9426	N	N	10323 NE 110TH ST

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	259102	0060	11/26/03	\$395,000	1660	0	8	1988	3	6788	N	N	11700 NE 107TH PL
008	681630	0100	7/14/04	\$299,000	1670	0	8	1988	3	2161	N	N	11503 115TH LN NE
008	521200	0040	6/25/04	\$285,000	1680	0	8	1960	3	11356	N	N	11129 106TH AV NE
008	390231	0030	9/18/03	\$345,000	1690	1050	8	1980	3	9102	N	N	10110 117TH PL NE
008	390231	0270	7/18/03	\$366,930	1700	920	8	1980	3	7920	N	N	11711 NE 101ST PL
008	374000	0010	12/19/03	\$395,000	1720	0	8	1981	3	5986	N	N	1502 3RD PL
008	124500	0875	6/19/03	\$590,000	1730	600	8	2001	3	6900	N	N	1804 2ND ST
008	389310	0821	5/24/04	\$358,850	1740	0	8	1994	3	8727	N	N	11626 NE 111TH ST
008	390230	0350	9/1/04	\$320,000	1740	650	8	1979	4	8858	N	N	11726 NE 102ND PL
008	147270	0190	7/20/04	\$499,950	1790	0	8	1986	3	11131	N	N	10523 115TH PL NE
008	388580	1930	1/30/03	\$592,000	1820	0	8	2002	3	3600	N	N	315 11TH AV W
008	124500	2750	6/8/04	\$624,950	1830	340	8	1950	4	9000	N	N	119 13TH AV
008	123850	0976	1/29/03	\$439,000	1870	0	8	2002	3	10725	N	N	9608 116TH AV NE
008	856120	0020	10/13/03	\$365,000	1900	0	8	1990	3	8529	N	N	11419 NE 111TH PL
008	147270	0020	11/8/04	\$469,000	1920	0	8	1987	3	14968	N	N	11404 NE 103RD ST
008	179150	0145	2/10/03	\$515,000	1950	630	8	1985	3	11480	Y	N	11301 100TH AV NE
008	259102	0430	10/22/04	\$374,950	1950	0	8	1987	3	5740	N	N	10627 118TH PL NE
008	329573	0070	8/13/03	\$410,000	1950	0	8	1995	3	6621	N	N	11505 NE 107TH PL
008	390231	0010	6/6/03	\$306,000	1980	0	8	1980	3	9750	N	N	10126 117TH PL NE
008	206300	0020	1/26/04	\$435,000	1990	570	8	1986	3	12150	N	N	10230 111TH AV NE
008	721650	0100	11/1/04	\$500,000	2020	0	8	1989	3	5428	N	N	924 6TH PL S
008	721650	0190	7/7/03	\$479,950	2030	0	8	1989	3	8721	N	N	806 6TH PL S
008	124500	2277	10/12/04	\$565,000	2040	0	8	1989	3	12437	N	N	1403 4TH ST
008	388580	5630	8/4/04	\$645,000	2040	0	8	2001	3	7200	N	N	631 9TH AV
008	721650	0040	6/16/03	\$430,000	2040	0	8	1988	3	4956	N	N	921 6TH PL S
008	389610	0070	9/23/03	\$805,000	2050	1120	8	1958	4	10000	Y	N	1958 10TH PL W
008	179150	0235	2/19/03	\$399,999	2110	830	8	1977	4	8000	Y	N	11219 100TH AV NE
008	111250	0060	2/12/04	\$452,500	2120	0	8	1965	5	6641	N	N	1306 5TH ST
008	250550	0033	6/3/03	\$555,000	2120	1160	8	1994	3	8281	Y	N	716 7TH ST S
008	329573	0120	10/13/04	\$525,000	2130	1080	8	1996	3	6331	N	N	11516 NE 107TH PL
008	388580	0300	5/20/03	\$925,000	2140	0	8	1993	3	6120	Y	N	126 WAVERLY WY

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	329573	0050	10/20/04	\$428,950	2150	0	8	1995	3	8060	N	N	11509 NE 107TH PL
008	388580	4875	12/11/03	\$600,000	2150	0	8	1984	3	7200	Y	N	140 9TH AV
008	390230	0020	6/30/04	\$378,000	2170	0	8	1980	3	8690	N	N	11615 NE 102ND PL
008	184265	0090	7/7/03	\$387,000	2180	0	8	1977	3	9222	N	N	1920 5TH PL
008	124500	3061	8/4/04	\$537,000	2200	100	8	1994	3	7648	N	N	1014 3RD ST
008	375890	0005	9/3/04	\$560,000	2220	0	8	1978	3	10477	Y	N	10009 NE 112TH ST
008	388580	3320	7/12/04	\$583,000	2300	0	8	1940	5	7200	N	N	610 16TH AV W
008	259102	0570	11/24/03	\$375,000	2330	0	8	1987	3	6334	N	N	11705 NE 106TH LN
008	390230	0110	12/15/04	\$371,500	2380	0	8	1980	3	9000	N	N	11731 NE 102ND PL
008	250550	0036	4/23/04	\$520,000	2430	0	8	1992	3	8264	Y	N	606 7TH ST S
008	259100	0030	7/16/03	\$335,000	2440	0	8	1976	3	12311	N	N	10638 116TH AV NE
008	123630	0225	2/3/04	\$590,000	2502	0	8	1995	3	14200	N	N	11446 NE 95TH ST
008	873239	0050	11/4/04	\$455,000	2540	0	8	1998	3	11407	N	N	11628 94TH PL NE
008	124500	0050	10/17/03	\$756,500	2550	0	8	2000	3	9003	N	N	1918 MARKET ST
008	388580	2325	6/14/04	\$760,000	2550	0	8	1984	4	12000	Y	N	404 11TH AV W
008	124500	0435	12/23/03	\$515,000	2620	0	8	1992	3	7405	N	N	332 19TH AV
008	124500	1765	11/30/04	\$815,000	2760	0	8	2004	3	11250	N	N	415 18TH AV
008	388580	4490	6/8/04	\$930,000	2840	330	8	1994	3	9523	Y	N	1122 1ST ST
008	389610	0015	4/21/03	\$920,000	2840	0	8	1993	3	7947	Y	N	1812 10TH ST W
008	388580	2785	4/29/04	\$729,950	2960	0	8	1992	3	7800	Y	N	428 13TH AV W
008	388580	7275	5/22/03	\$489,000	3020	0	8	1987	3	6677	N	N	524 7TH AV
008	388580	7275	4/15/03	\$451,000	3020	0	8	1987	3	6677	N	N	524 7TH AV
008	123940	0185	4/28/04	\$632,500	3500	0	8	2001	3	9938	N	N	414 10TH ST S
008	388580	2275	4/11/03	\$729,000	4080	0	8	1986	4	7200	Y	N	432 11TH AV W
008	389310	0650	5/29/03	\$360,000	1430	810	9	1975	4	9240	N	N	10313 116TH AV NE
008	398270	0250	2/12/04	\$499,950	1450	1320	9	1991	3	7800	N	N	713 17TH AV
008	388580	4690	11/5/03	\$1,621,613	1550	1320	9	2003	3	13056	Y	N	911 1ST ST
008	179150	0139	10/25/04	\$689,000	1590	690	9	1995	3	7649	Y	N	11317 100TH AV NE
008	376450	0090	3/28/03	\$525,000	1670	680	9	1994	3	13402	Y	N	11128 NE 106TH PL
008	376450	0100	9/10/03	\$565,500	1670	680	9	1994	3	21307	Y	N	11124 NE 106TH PL
008	389610	0130	10/18/04	\$1,030,000	1710	1170	9	2002	3	7599	Y	N	1806 10TH PL W

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
008	376450	0150	11/24/04	\$404,400	1750	120	9	1992	3	7009	Y	N	11203 NE 106TH PL	
008	376450	0170	5/16/03	\$390,000	1760	120	9	1992	3	5289	Y	N	11207 NE 106TH PL	
008	376450	0210	6/15/04	\$411,000	1800	0	9	1994	3	3872	Y	N	11211 NE 106TH PL	
008	376450	0240	8/25/04	\$429,950	1800	0	9	1994	3	3481	Y	N	11223 NE 106TH PL	
008	376450	0230	4/23/03	\$425,000	1820	0	9	1994	3	4418	Y	N	11221 NE 106TH PL	
008	124500	2268	2/13/04	\$672,500	1870	750	9	1988	3	9715	N	N	1405 4TH ST	
008	376450	0220	8/20/04	\$432,000	1920	0	9	1994	3	5988	Y	N	11219 NE 106TH PL	
008	329573	0160	7/6/04	\$538,000	2030	1100	9	1996	3	17939	N	N	11404 NE 106TH LN	
008	329573	0190	10/5/04	\$660,000	2030	1100	9	1995	3	13530	N	N	11416 NE 106TH LN	
008	329573	0190	3/2/04	\$650,000	2030	1100	9	1995	3	13530	N	N	11416 NE 106TH LN	
008	124500	2840	4/17/03	\$620,500	2050	1000	9	1989	3	8102	Y	N	1204 2ND ST	
008	388580	1365	11/4/03	\$867,500	2050	0	9	1985	3	7200	Y	N	435 10TH AV W	
008	123630	0197	5/21/03	\$384,950	2070	360	9	1974	3	11025	N	N	11217 OBSERVATION DR	
008	124550	0022	11/12/03	\$476,000	2070	0	9	2000	3	9000	N	N	2078 MARKET ST	
008	124550	0025	8/21/03	\$513,500	2070	0	9	2000	3	9000	N	N	2076 MARKET ST	
008	123940	0880	5/10/04	\$625,000	2130	0	9	1999	3	7643	Y	N	530 ALEXANDER AV	
008	388580	5425	7/11/03	\$620,000	2220	0	9	2002	3	7200	N	N	618 9TH AV	
008	388580	7882	5/27/04	\$689,000	2220	580	9	1998	3	5500	N	N	237 7TH AV	
008	124550	0690	4/15/04	\$717,000	2230	0	9	2003	3	5750	N	N	1850 9TH ST W	
008	123630	0118	11/30/04	\$608,000	2250	1070	9	1997	3	8523	N	N	11408 NE 97TH ST	
008	123630	0118	7/2/04	\$600,000	2250	1070	9	1997	3	8523	N	N	11408 NE 97TH ST	
008	124500	1105	11/17/03	\$732,000	2390	880	9	2003	3	5226	N	N	1831 1ST ST	
008	124500	1822	9/22/04	\$609,000	2420	0	9	1994	3	7201	N	N	1715 5TH PL	
008	123940	0068	7/8/04	\$595,000	2460	0	9	1997	3	7350	N	N	14 10TH PL S	
008	123940	0068	9/22/04	\$569,900	2460	0	9	1997	3	7350	N	N	14 10TH PL S	
008	388580	5896	4/5/04	\$825,000	2470	970	9	2004	3	6000	N	N	810 5TH ST	
008	123940	0066	6/24/04	\$569,900	2490	0	9	1999	3	6623	N	N	30 10TH PL S	
008	388580	6903	7/14/04	\$730,000	2494	0	9	2003	3	5500	N	N	241 8TH AV	
008	388580	6902	5/1/04	\$719,975	2500	0	9	2003	3	5500	N	N	245 8TH AV	
008	123940	0062	11/2/04	\$615,000	2510	0	9	1999	3	7134	N	N	15 10TH PL S	
008	124500	2895	3/3/04	\$672,500	2520	0	9	1995	3	11129	N	N	1022 2ND ST	

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	388580	7875	10/30/03	\$715,000	2520	0	9	2000	3	5500	N	N	239 7TH AV
008	124500	2370	12/19/03	\$762,500	2530	0	9	2000	3	10000	Y	N	1315 3RD ST
008	124500	1836	2/27/03	\$699,000	2580	390	9	2002	3	6870	N	N	1525 5TH PL
008	123510	0340	7/8/04	\$557,000	2640	0	9	1992	3	10580	N	N	111 SLATER ST
008	124500	2380	6/4/04	\$771,000	2650	0	9	2001	3	7216	N	N	1317 3RD ST
008	124500	3280	7/23/03	\$645,000	2660	0	9	1999	3	7326	N	N	1207 5TH ST
008	388580	2315	9/22/04	\$1,050,000	2680	610	9	1990	3	7200	Y	N	412 11TH AV W
008	250550	0185	2/13/03	\$685,000	2710	0	9	2002	3	8594	N	N	701 7TH ST S
008	388580	8165	6/20/03	\$691,000	2720	870	9	1992	3	5610	Y	N	517 1ST ST
008	124500	0395	10/19/04	\$739,000	2730	0	9	1999	3	8491	N	N	1934 3RD ST
008	123940	0286	8/21/03	\$569,000	2800	0	9	1993	3	10834	Y	N	249 SLATER ST S
008	123940	0331	10/5/04	\$525,000	2820	0	9	1978	3	10300	N	N	1303 KIRKLAND AV
008	124500	1877	5/17/04	\$662,000	2830	0	9	2003	3	6906	N	N	412 15TH AV
008	124500	3615	5/20/03	\$750,000	2830	0	9	2003	3	6000	N	N	447 10TH AV
008	148930	0180	2/17/04	\$750,000	2830	0	9	1992	3	9000	N	N	135 11TH AV
008	124500	0045	10/26/04	\$729,950	2860	0	9	1995	3	9003	N	N	1926 MARKET ST
008	388580	3545	1/12/04	\$746,460	2870	0	9	1998	3	10874	N	N	707 18TH AV W
008	259100	0020	3/11/03	\$639,000	2890	1410	9	2000	3	11974	N	N	11606 NE 107TH PL
008	124500	2725	7/10/03	\$799,950	2910	0	9	2002	3	6000	Y	N	129 13TH AV
008	332605	9250	3/26/03	\$499,950	2920	0	9	2001	3	8501	N	N	11640 NE 100TH ST
008	388580	0240	5/7/04	\$965,000	2959	0	9	1999	3	9180	Y	N	135 5TH AV W
008	124500	3193	6/10/03	\$779,000	2960	0	9	2002	3	7160	N	N	1018 4TH ST
008	085600	1005	11/26/03	\$850,000	2970	0	9	2003	3	7200	N	N	725 17TH AV W
008	124500	1287	3/19/04	\$820,000	2970	0	9	2003	3	7150	N	N	121 18TH AV
008	124550	0588	8/31/04	\$974,000	2970	0	9	2004	3	11280	N	N	726 18TH AV W
008	124500	2312	4/29/03	\$840,000	3040	0	9	2002	3	7800	N	N	1416 2ND AT
008	259100	0025	3/2/04	\$635,000	3040	0	9	1999	3	8537	N	N	11612 NE 107TH PL
008	250550	0210	12/22/03	\$809,000	3050	0	9	2001	3	8931	Y	N	622 9TH AV S
008	398270	0084	4/12/03	\$517,000	3060	0	9	1990	3	7224	N	N	740 17TH AV
008	375890	0281	6/25/04	\$670,000	3090	0	9	2003	3	8509	N	N	10329 NE 110TH ST
008	388580	0110	9/25/03	\$1,250,000	3090	0	9	1998	3	7155	Y	N	224 WAVERLY WY

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	123630	0013	12/23/03	\$673,000	3190	0	9	1990	3	8314	N	N	11107 100TH AV NE
008	123510	0230	4/25/03	\$915,000	3220	1000	9	2002	3	10500	Y	N	1120 KIRKLAND AV
008	123630	0012	11/24/04	\$770,000	3220	0	9	1989	3	10172	N	N	9830 111TH AV NE
008	389310	0156	12/11/03	\$695,000	3240	0	9	2003	3	8548	N	N	11033 NE 100TH PL
008	389310	0158	5/4/04	\$699,800	3280	0	9	2003	3	8555	N	N	11019 NE 100TH PL
008	250550	0050	5/26/04	\$808,000	3300	0	9	2004	3	9938	N	N	508 7TH ST S
008	250550	0190	11/21/03	\$769,800	3340	0	9	2003	3	8594	N	N	709 7TH ST S
008	389310	0157	3/19/04	\$716,970	3350	0	9	2003	3	8555	N	N	11027 NE 100TH PL
008	388580	3695	8/6/03	\$888,000	3390	0	9	2002	3	8960	N	N	700 18TH AV W
008	388580	3695	1/3/03	\$837,751	3390	0	9	2002	3	8960	N	N	700 18TH AV W
008	250550	0186	4/8/04	\$775,000	3480	0	9	2001	3	8594	N	N	693 7TH ST S
008	388580	0815	7/16/03	\$990,000	3510	0	9	1981	5	11450	Y	N	722 4TH ST W
008	184250	0110	4/21/04	\$769,950	3570	0	9	2003	3	11218	N	N	11020 NE 104TH ST
008	388580	1190	8/30/04	\$850,000	1640	1590	10	2000	3	7200	Y	N	331 10TH AV W
008	184250	0010	3/5/04	\$735,000	1680	1740	10	2001	3	9347	N	N	111TH AV NE
008	123630	0059	6/4/04	\$670,000	1770	1050	10	1987	3	8500	Y	N	9616 111TH AV NE
008	124710	0033	4/21/03	\$659,000	1850	1660	10	1994	3	7294	Y	N	11210 NE 88TH ST
008	124710	0034	5/13/04	\$645,000	2000	1870	10	1995	3	7200	Y	N	8906 112TH AV NE
008	123510	0292	9/4/03	\$760,000	2290	800	10	2001	3	7262	N	N	1126 2ND AV
008	123510	0294	9/5/03	\$649,900	2380	420	10	2001	3	6706	N	N	1214 2ND AV
008	124500	0195	6/16/03	\$810,000	2410	1410	10	1997	3	10000	N	N	1907 2ND ST
008	124500	3104	7/9/03	\$716,000	2480	0	10	1991	3	8200	N	N	334 10TH AV
008	375890	0223	11/5/03	\$740,000	2680	930	10	2003	3	10621	N	N	10909 NE 101ST PL
008	390010	0050	10/4/04	\$820,000	2720	0	10	1999	3	5100	N	N	223 6TH AV
008	124710	0046	10/7/04	\$795,000	2730	0	10	2004	3	8583	N	N	11324 NE 88TH ST
008	124550	0195	5/15/03	\$769,000	2785	0	10	2003	3	9000	N	N	838 20TH AV W
008	124500	1611	3/3/04	\$790,000	2800	0	10	2001	3	7800	N	N	1730 3RD ST
008	388580	1105	10/6/04	\$925,000	2820	0	10	1998	3	8400	Y	N	238 8TH AV W
008	388580	0060	4/16/04	\$1,785,000	2880	1850	10	1999	3	11000	Y	N	223 5TH AV W
008	085600	0985	2/25/04	\$900,000	2910	0	10	2003	3	7364	N	N	703 17TH AV W
008	124500	3712	11/11/03	\$829,000	2960	0	10	2003	3	7200	N	N	243 10TH AV

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	388580	8375	12/8/03	\$820,000	2970	0	10	1991	3	5610	Y	N	417 1ST ST
008	388580	6565	10/13/03	\$925,000	2980	0	10	1998	4	6349	Y	N	820 1ST ST
008	124550	0607	6/11/04	\$930,000	3010	0	10	2003	3	7200	N	N	710 18TH AV W
008	388580	3696	9/24/04	\$899,000	3010	0	10	2003	3	7200	N	N	706 18TH AV W
008	398270	0232	5/7/03	\$616,000	3050	1420	10	1991	3	7276	N	N	731 17TH AV
008	398270	0232	5/7/03	\$616,000	3050	1420	10	1991	3	7276	N	N	731 17TH AV
008	123630	0130	3/3/04	\$749,000	3070	0	10	2003	3	7000	N	N	11419 NE 100TH ST
008	124710	0035	6/30/04	\$738,808	3070	0	10	1995	3	9143	Y	N	8926 112TH AV NE
008	123630	0115	4/19/04	\$725,000	3100	0	10	1997	3	8521	Y	N	11291 NE 100TH ST
008	085600	0790	8/9/04	\$1,100,000	3120	340	10	2003	3	7200	N	N	729 16TH AV W
008	124550	0210	6/18/04	\$899,000	3160	0	10	2003	3	8075	N	N	732 20TH AV W
008	124500	1835	9/19/03	\$805,000	3190	0	10	2003	3	6865	N	N	1521 5TH PL
008	375890	0222	2/3/04	\$820,000	3260	1290	10	2003	3	10745	N	N	10917 101ST PL NE
008	398270	0575	4/12/04	\$786,500	3270	0	10	2003	3	11850	N	N	9817 111TH AV NE
008	085600	0805	7/12/04	\$1,020,000	3280	0	10	2003	3	7200	N	N	731 16TH AV W
008	788260	0063	8/17/04	\$1,230,000	3280	1350	10	1998	3	9179	Y	N	527 KIRKLAND AV
008	388580	6975	8/2/04	\$1,100,000	3320	0	10	2003	3	5500	N	N	222 7TH AV
008	124500	2360	4/16/04	\$947,000	3330	0	10	2002	3	6855	N	N	1303 3RD ST
008	085600	0980	8/2/04	\$1,050,000	3360	0	10	2004	3	7363	N	N	701 17TH AV W
008	172080	0105	3/31/03	\$960,000	3380	0	10	2002	3	7500	N	N	255 7TH AV S
008	388580	3921	6/18/04	\$1,160,000	3390	0	10	2000	3	7680	Y	N	110 15TH AV
008	430820	0015	12/11/03	\$950,000	3420	0	10	1999	3	7200	N	N	617 17TH AV W
008	085600	0715	1/8/03	\$899,950	3440	0	10	2001	3	7200	Y	N	650 14TH AV W
008	388580	3675	1/12/04	\$980,000	3440	0	10	2003	3	8775	N	N	748 18TH AV W
008	124500	2958	11/18/03	\$995,000	3450	660	10	2003	3	10000	N	N	1045 3RD ST
008	124500	2960	11/7/03	\$990,000	3450	660	10	2003	3	10000	N	N	1055 3RD ST
008	085600	0815	12/15/03	\$1,149,950	3470	0	10	2003	3	8400	N	N	735 16TH AV W
008	124710	0030	12/17/03	\$649,000	3650	0	10	1994	3	11340	Y	N	11218 NE 88TH ST
008	124500	1297	3/24/04	\$809,950	3660	0	10	2004	3	7057	N	N	1643 2ND ST
008	123630	0278	7/23/04	\$959,000	3720	0	10	2004	3	11799	N	N	9528 112TH AV NE
008	184250	0040	7/7/04	\$750,000	3760	0	10	2003	3	9958	N	N	11019 NE 104TH ST

Improved Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	388580	1755	1/13/04	\$1,400,000	3760	1430	10	2004	3	7200	Y	N	421 11TH AV W
008	375890	0224	3/8/04	\$815,000	3820	0	10	2003	3	12268	N	N	10829 101ST PL NE
008	388580	2370	6/28/04	\$1,350,000	3940	0	10	2004	3	8400	N	N	523 13TH AV W
008	375890	0033	8/10/04	\$1,100,000	4050	0	10	1994	3	10631	Y	N	11017 101ST PL NE
008	375890	0033	6/24/03	\$1,000,000	4050	0	10	1994	3	10631	Y	N	11017 101ST PL NE
008	375890	0221	3/2/04	\$807,000	4100	0	10	2003	3	11041	N	N	10931 101ST PL NE
008	398270	3250	2/7/03	\$745,000	2170	580	11	1991	3	9238	Y	N	9424 110TH PL NE
008	398270	3225	10/16/03	\$590,000	2360	590	11	1993	3	8503	N	N	9425 110TH PL NE
008	123940	0607	4/9/04	\$1,195,000	2490	1500	11	2003	3	8790	Y	N	7619 115TH PL NE
008	388580	7925	1/13/03	\$770,752	2530	920	11	2000	3	5500	Y	N	606 2ND ST
008	389610	0050	11/12/03	\$1,400,000	3600	1100	11	2003	3	7300	Y	N	1824 10TH ST W
008	389610	0030	6/2/04	\$1,590,500	3820	1020	11	2003	3	8300	Y	N	1820 10TH ST W
008	085600	0635	2/17/04	\$1,525,000	3910	790	11	2002	3	10800	Y	N	614 13TH AV W
008	124550	0816	6/2/03	\$885,000	3950	0	11	2000	3	8600	N	N	1620 8TH ST W
008	388580	0940	6/1/04	\$1,750,000	4150	0	11	2004	3	11450	N	N	236 7TH AV W
008	123940	0608	5/3/04	\$1,315,000	4470	0	11	2003	3	8825	Y	N	7615 115TH PL NE
008	388580	3090	7/6/04	\$1,250,000	4820	0	11	2000	3	10800	N	N	611 16TH AV W

Improved Sales Removed from this Annual Update Analysis

Area 74

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	082505	9171	12/17/03	\$449,950	UNFINAREA
002	082505	9266	7/26/04	\$607,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	082505	9308	4/24/03	\$340,000	IMP CHARTERSITICS CHANGED SINCE SALE
002	123400	0030	1/16/04	\$650,000	PREVIMP<=10K
002	123400	0691	1/29/03	\$41,000	NO MARKET EXPOSURE DORRATIO
002	123400	0691	3/20/03	\$268,000	RELOCATION - SALE BY SERVICE
002	172505	9159	4/23/03	\$525,000	TEAR DOWN
002	172505	9175	5/18/04	\$515,000	IMPCOUNT
002	172505	9209	7/21/04	\$406,100	RELOCATION - SALE BY SERVICE
002	172505	9224	5/10/04	\$320,000	TEAR DOWN
002	172505	9287	10/9/03	\$60,000	PARTIAL INTEREST (103, 102, ETC.)
002	206240	0005	12/20/04	\$242,000	ACTIVEPERMITBEFORESALE>25K
002	206240	0011	10/1/03	\$313,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	206240	0055	1/6/03	\$97,237	QUIT CLAIM DEED
002	264950	0155	5/3/04	\$148,577	QUIT CLAIM DEED
002	330076	0530	8/15/03	\$409,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	410101	0060	4/4/03	\$133,150	DORRATIO
002	410141	0180	7/25/03	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	415180	0230	3/4/03	\$309,950	DORRATIO
002	415180	0235	7/25/03	\$320,000	1031 TRADE
002	415180	0365	5/19/03	\$325,000	IMPCOUNT
002	415180	0495	9/22/03	\$264,000	DIAGNOSTIC OUTLIER
002	415180	0520	1/28/04	\$320,000	RELOCATION - SALE TO SERVICE
002	415180	0530	7/18/03	\$372,600	DORRATIO
002	415180	0530	6/30/03	\$305,000	DORRATIO
002	755521	0290	4/2/04	\$133,728	QUIT CLAIM DEED
002	788260	0303	11/14/03	\$600,000	%COMPL DORRATIO
002	792325	0010	6/7/04	\$970,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	792325	0050	5/19/04	\$940,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	934890	0355	10/20/04	\$441,048	QUIT CLAIM DEED
002	934890	0370	5/20/04	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	941360	0590	8/20/04	\$525,000	RELOCATION - SALE BY SERVICE
002	941360	0590	7/30/04	\$525,000	RELOCATION - SALE TO SERVICE
002	941390	0065	2/21/03	\$450,000	%COMPL DORRATIO
002	941390	0072	5/10/04	\$950,000	DIAGNOSTIC OUTLIER
002	941410	0050	7/1/04	\$1,300,000	DIAGNOSTIC OUTLIER
002	954420	0091	11/5/03	\$700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	954420	0105	8/29/03	\$375,000	DIAGNOSTIC OUTLIER
002	980859	0090	2/6/04	\$487,500	QUESTIONABLE PER APPRAISAL
002	980861	0080	1/28/03	\$468,800	DIAGNOSTIC OUTLIER
008	012000	0240	11/8/04	\$363,000	PREVIMP<=10K
008	012000	0240	7/22/03	\$193,000	PREVIMP<=10K
008	012000	0267	8/9/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	085600	0595	12/21/04	\$760,000	PREVIMP<=10K
008	085600	0610	6/11/03	\$499,000	DORRATIO

Improved Sales Removed from this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	085600	0820	7/7/04	\$781,000	PREVIMP<=10K
008	085600	0855	4/27/04	\$1,950,000	DIAGNOSTIC OUTLIER
008	085600	0980	4/18/03	\$650,000	TEARDOWN
008	085600	1025	8/26/04	\$975,000	%COMPL ACTIVEPERMITBEFORESALE>25K
008	085600	1025	10/29/03	\$379,950	%COMPL DORRATIO
008	123510	0239	8/5/03	\$550,000	UNFINAREA
008	123510	0271	6/10/03	\$15,000	QUIT CLAIM DEED DORRATIO
008	123630	0131	5/17/03	\$286,090	DIAGNOSTIC OUTLIER
008	123630	0136	12/12/03	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	123630	0255	5/7/03	\$429,000	OBSOL
008	123630	0289	4/9/04	\$310,000	BAD DATA
008	123630	0298	6/5/03	\$160,000	NO MARKET EXPOSURE DORRATIO
008	123630	0307	6/19/03	\$296,000	DIAGNOSTIC OUTLIER
008	123630	0358	10/1/04	\$806,000	%COMPL ACTIVEPERMITBEFORESALE>25K
008	123630	0358	6/18/03	\$254,950	%COMPL DORRATIO
008	123940	0060	9/29/03	\$1,475,000	WRONG ACCT NUMBER
008	123940	0330	6/24/04	\$245,000	DIAGNOSTIC OUTLIER
008	123940	0604	12/17/04	\$1,415,000	%COMPL ACTIVEPERMITBEFORESALE>25K
008	123940	0701	9/16/04	\$610,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	123940	0870	3/10/03	\$205,000	PREVIMP<=10K
008	124500	0580	6/8/04	\$43,361	PARTIAL INTEREST (103, 102, ETC.)
008	124500	0870	6/17/03	\$455,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	124500	0967	1/9/03	\$296,390	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	124500	1297	6/19/03	\$250,000	TEAR DOWN
008	124500	1490	4/27/04	\$699,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	124500	1760	4/7/04	\$1,380,000	OBSOL PREVIMP<=10K DORRATIO
008	124500	1760	3/30/04	\$1,200,000	OBSOL PREVIMP<=10K DORRATIO
008	124500	2220	2/13/03	\$583,048	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	124500	2230	1/30/04	\$630,000	PREVIMP<=10K
008	124500	2765	5/20/04	\$789,000	PREVIMP<=10K
008	124500	2950	7/14/04	\$450,950	RELOCATION - SALE BY SERVICE
008	124500	2950	6/27/04	\$450,950	RELOCATION - SALE TO SERVICE
008	124500	3360	8/27/04	\$550,000	PREVIMP<=10K
008	124500	3645	3/25/03	\$285,000	DORRATIO
008	124550	0230	7/7/04	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	124550	0637	12/8/03	\$143,280	QUESTIONABLE PER APPRAISAL DORRATIO
008	124550	0665	8/5/04	\$505,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	124550	0689	4/4/03	\$599,950	DIAGNOSTIC OUTLIER
008	124550	0795	4/14/03	\$545,000	%COMPL DORRATIO
008	124710	0009	10/23/03	\$275,000	%COMPL
008	124710	0045	11/3/04	\$639,950	ACTIVEPERMITBEFORESALE>25K
008	184250	0030	12/7/04	\$748,450	%COMPL ACTIVEPERMITBEFORESALE>25K
008	187500	0090	3/18/03	\$276,000	DIAGNOSTIC OUTLIER
008	227360	0340	1/27/04	\$125,000	QUIT CLAIM DEED
008	227360	0500	5/6/04	\$349,900	OBSOL UNFINAREA

Improved Sales Removed from this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	250550	0050	6/26/03	\$260,000	DORRATIO
008	250550	0080	1/20/04	\$363,000	PREVIMP<=10K
008	250550	0165	10/9/03	\$302,450	%COMPL
008	250550	0165	10/13/04	\$759,000	%COMPL ACTIVEPERMITBEFORESALE>25K
008	259102	0520	9/2/04	\$410,000	1031 TRADE
008	322605	9103	6/7/04	\$47,260	QUIT CLAIM DEED
008	332605	9133	9/4/03	\$195,000	QUESTIONABLE PER APPRAISAL
008	369910	0100	4/26/04	\$139,811	QUIT CLAIM DEED
008	375400	0070	6/15/04	\$32,000	QUESTIONABLE PER APPRAISAL DORRATIO
008	375401	0090	9/27/04	\$195,000	NO MARKET EXPOSURE
008	375550	0090	2/6/04	\$350,000	%COMPL
008	375550	0090	11/13/03	\$308,000	%COMPL
008	375590	0102	10/23/04	\$749,500	%COMPL ACTIVEPERMITBEFORESALE>25K
008	375590	0102	12/18/03	\$150,000	%COMPL DORRATIO
008	375610	0050	3/26/03	\$267,000	DIAGNOSTIC OUTLIER
008	375610	0230	9/22/03	\$200,000	QUIT CLAIM DEED
008	375890	0112	12/8/03	\$422,000	DIAGNOSTIC OUTLIER
008	375890	0113	11/1/03	\$385,000	DIAGNOSTIC OUTLIER
008	375890	0115	7/31/03	\$385,000	DIAGNOSTIC OUTLIER
008	375890	0220	12/20/04	\$750,000	%COMPL ACTIVEPERMITBEFORESALE>25K
008	375890	0256	12/20/04	\$759,800	%COMPL ACTIVEPERMITBEFORESALE>25K
008	375890	0259	6/15/04	\$630,000	DIAGNOSTIC OUTLIER
008	375890	0282	8/2/04	\$579,950	%COMPL ACTIVEPERMITBEFORESALE>25K
008	375950	0024	12/2/04	\$649,500	%COMPL ACTIVEPERMITBEFORESALE>25K
008	375950	0047	12/13/04	\$689,950	%COMPL ACTIVEPERMITBEFORESALE>25K
008	376450	0170	3/12/03	\$364,550	EXEMPT FROM EXCISE TAX
008	388580	0255	3/24/03	\$1,150,000	OBSOL ACTIVEPERMITBEFORESALE>25K
008	388580	0280	10/27/04	\$810,000	UNFINAREA
008	388580	0530	10/19/04	\$800,000	PREVIMP<=10K
008	388580	0595	12/7/04	\$1,368,000	PREVIMP<=10K
008	388580	0675	10/23/03	\$530,000	OBSOL PREVIMP<=10K
008	388580	1170	4/30/03	\$87,950	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
008	388580	1315	6/3/03	\$236,575	QUIT CLAIM DEED DORRATIO
008	388580	1375	3/18/03	\$770,000	OBSOL
008	388580	1450	9/22/04	\$478,633	PREVIMP<=10K
008	388580	1755	6/17/03	\$410,000	DORRATIO
008	388580	1950	11/17/04	\$1,310,000	IMP CHARACTERISTICS CHANGED
008	388580	1995	10/23/03	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
008	388580	2055	12/12/03	\$525,000	DIAGNOSTIC OUTLIER
008	388580	2385	9/24/03	\$410,000	%COMPL
008	388580	2600	12/17/04	\$500,000	PREVIMP<=10K
008	388580	3044	2/13/03	\$450,000	DORRATIO
008	388580	3185	10/6/04	\$1,480,000	DIAGNOSTIC OUTLIER
008	388580	3185	3/20/03	\$435,000	DORRATIO
008	388580	3455	3/26/04	\$181,000	QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	388580	3590	1/13/03	\$372,500	IMP CHARTERSITICS CHANGED SINCE SALE
008	388580	3615	6/10/04	\$500,000	PREVIMP<=10K
008	388580	3676	8/25/04	\$999,000	%COMPL ACTIVEPERMITBEFORESALE>25K
008	388580	3676	9/11/03	\$358,000	%COMPL DORRATIO
008	388580	4015	4/29/03	\$611,000	DIAGNOSTIC OUTLIER
008	388580	4060	3/17/03	\$550,000	IMPCOUNT
008	388580	4060	3/6/03	\$385,000	IMPCOUNT
008	388580	4865	4/7/04	\$500,000	IMPCOUNT
008	388580	5010	10/1/04	\$1,025,000	%COMPL
008	388580	5386	12/11/03	\$245,000	QUIT CLAIM DEED %COMPL
008	388580	5896	5/29/03	\$255,000	DORRATIO
008	388580	6230	9/22/04	\$715,000	%COMPL ACTIVEPERMITBEFORESALE>25K
008	388580	6240	7/8/04	\$440,000	BUILDER OR DEVELOPER SALES
008	388580	6390	5/16/03	\$514,900	BANKRUPTCY - RECEIVER OR TRUSTEE
008	388580	6655	4/28/03	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	388580	6895	4/28/03	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	388580	6955	8/22/03	\$245,000	%COMPL DORRATIO ACTIVEPERMITBEFORESALE>25K
008	388580	7225	8/25/03	\$575,000	NO MARKET EXPOSURE
008	388580	7925	8/4/03	\$815,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	388690	4055	5/17/04	\$380,000	QUESTIONABLE PER SALES IDENTIFICATION
008	389210	0130	8/24/04	\$1,250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	389310	0159	9/1/04	\$820,000	%COMPL ACTIVEPERMITBEFORESALE>25K
008	390230	0120	6/21/03	\$42,200	PARTIAL INTEREST (103, 102, ETC.)
008	390230	0480	2/13/04	\$415,000	RELOCATION - SALE BY SERVICE
008	390230	0480	2/4/04	\$415,000	RELOCATION - SALE TO SERVICE
008	390231	0120	8/6/03	\$160,316	QUIT CLAIM DEED
008	390231	0170	7/10/03	\$133,009	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
008	398270	1230	3/5/04	\$12,000	QUIT CLAIM DEED DORRATIO
008	398270	1475	12/19/03	\$85,075	QUIT CLAIM DEED DORRATIO
008	430820	0180	7/16/04	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	664200	0290	1/26/04	\$115,274	QUIT CLAIM DEED
008	664200	0300	7/14/03	\$339,950	UNFINAREA
008	788260	0081	6/11/04	\$625,000	PREVIMP<=10K

Vacant Sales Used in this Annual Update Analysis
Area 74

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	123400	0745	12/16/2004	\$650,000	20670	Y	N
2	172505	9159	12/23/2004	\$915,000	27741	N	N
2	172505	9317	2/21/2003	\$259,000	8778	N	N
2	788260	0304	11/14/2003	\$400,000	14495	Y	N
2	788260	0304	3/11/2004	\$575,000	14495	Y	N
2	788260	0326	3/14/2003	\$320,000	10838	Y	N
2	788260	0335	12/20/2004	\$305,000	15922	Y	N
2	941390	0066	2/21/2003	\$300,000	12073	Y	N
2	941390	0066	8/12/2003	\$335,000	12073	Y	N
2	941390	0068	5/5/2003	\$320,000	12073	Y	N
2	954420	0231	12/14/2004	\$350,000	18750	N	N
8	123850	1094	3/18/2004	\$210,000	9044	N	N
8	124500	0269	12/4/2003	\$295,000	9426	Y	N
8	124500	1287	4/7/2003	\$350,000	7150	N	N
8	124500	1877	2/10/2003	\$220,000	6906	N	N
8	124710	0008	12/26/2003	\$300,000	11173	Y	N
8	124710	0010	10/30/2003	\$250,000	16112	N	N
8	124710	0010	11/12/2004	\$250,000	16112	N	N
8	124710	0046	2/2/2004	\$287,500	8583	N	N
8	124710	0097	2/4/2004	\$287,500	8328	N	N
8	172080	0350	8/23/2004	\$860,000	9000	Y	N
8	322605	9170	5/15/2004	\$170,000	10395	N	N
8	375590	0107	4/22/2004	\$220,000	8526	N	N
8	375890	0070	8/26/2004	\$1,500,000	65775	Y	N
8	375890	0283	9/9/2003	\$210,000	9825	N	N
8	375890	0292	9/30/2003	\$210,000	12811	N	N
8	375950	0046	7/1/2004	\$190,000	10183	N	N
8	388580	2265	10/6/2003	\$510,000	7200	Y	N
8	388580	7995	1/29/2004	\$362,080	5100	Y	N

**Vacant Sales Removed from this Annual Update Analysis
Area 74**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	085600	0980	4/18/2003	\$650,000	SEGGED AFTER SALE/TEAR DOWN
8	123630	0289	4/9/2004	\$310,000	TEAR DOWN
8	322605	9159	4/27/2004	\$200,000	NO MARKET EXPOSURER
8	389010	0054	11/3/2004	\$299,000	BAD DATA



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr